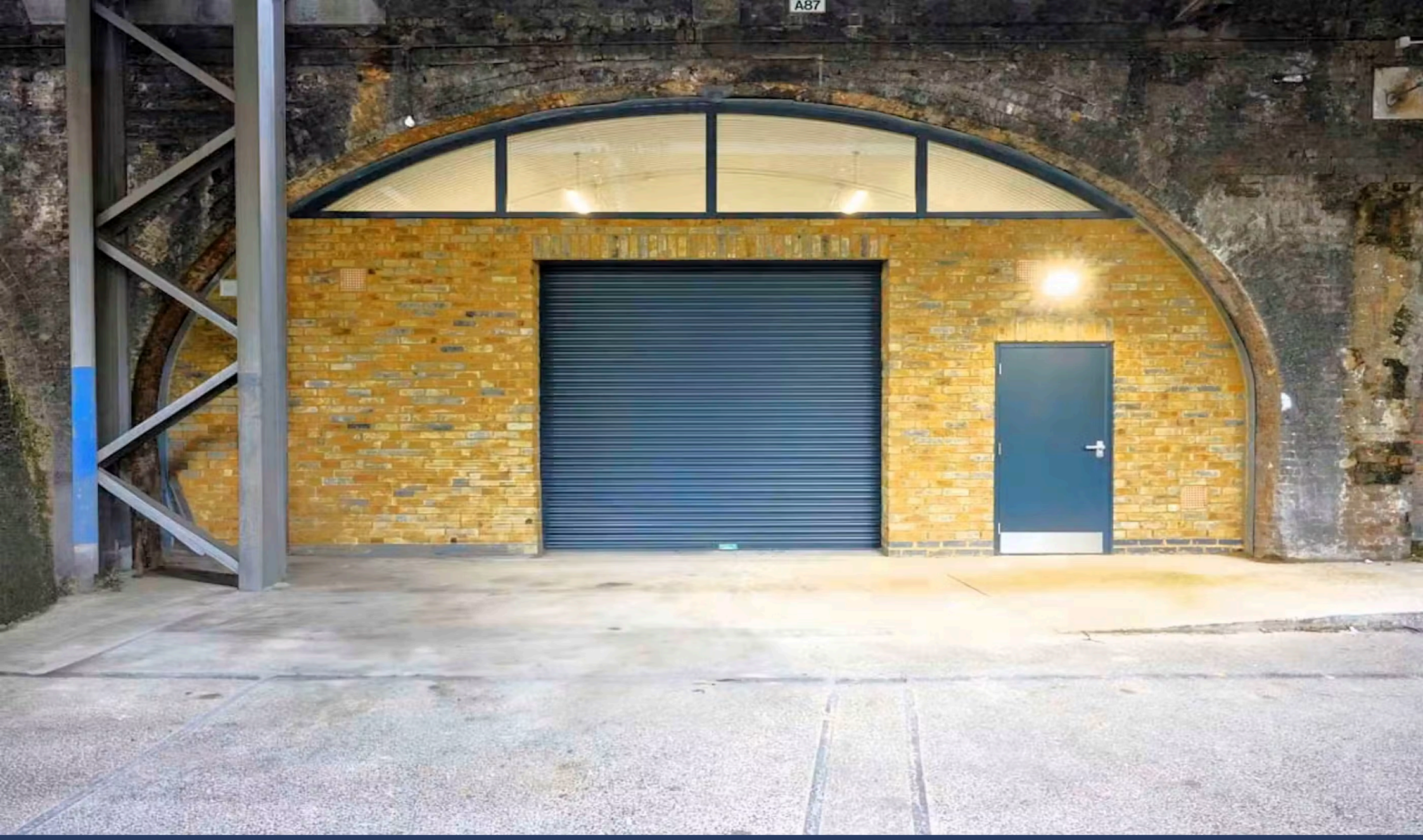



INDUSTRIAL WAREHAUS
PROPERTY GROUP

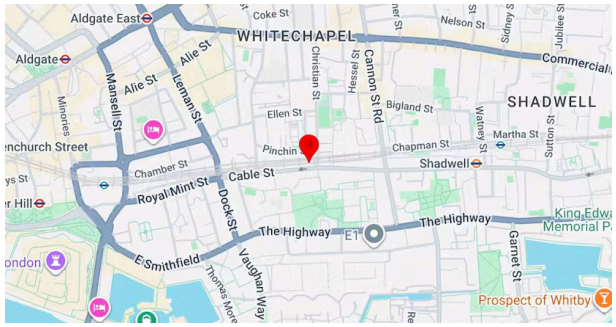
Arch 99, Cable Street, Shadwell, London E1 8AF

Industrial Unit To Let | 1,420 sq ft | £32,750 per annum exclusive

Refurbished Industrial Unit with Loading/Parking Facilities

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Unit - Industrial | 1,420 | 131.92 |




## Summary

- Rent: £32,750 per annum
- Business rates: £20,040 per sq ft based on 2026 Valuation
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's Administrative/Legal Costs of £595.00 plus VAT.
- Lease: New Lease

## Further information

- View Microsite

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## Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk

**Arch 99, Cable Street, Shadwell, London E1 8AF**

## Location

The Unit is located on Cable Street situated just north of The Highway (A1203) on the fringe of The City providing access to Central London, Limehouse Link Tunnel, Blackwall Tunnel and Canary Wharf. Commercial Road (A13) is nearby providing a direct arterial route to the A12, North Circular Road (A406) and the M25 Motorway (Junction 30/31).

Shadwell Station (DLR & Overground), Limehouse Station (DLR & c2c Mainline), Whitechapel Station (Elizabeth Line & Underground) and Tower Hill and Aldgate East (Underground) are all within walking distance of the Unit.

## Description

Refurbished Industrial Unit with Loading/Parking Facilities.

## Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

## Key Points

- Electric Roller Shutter
- LED Lighting
- Loading/Parking Facilities
- Three Phase Electricity Supply
- WC Facilities

## Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

## Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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