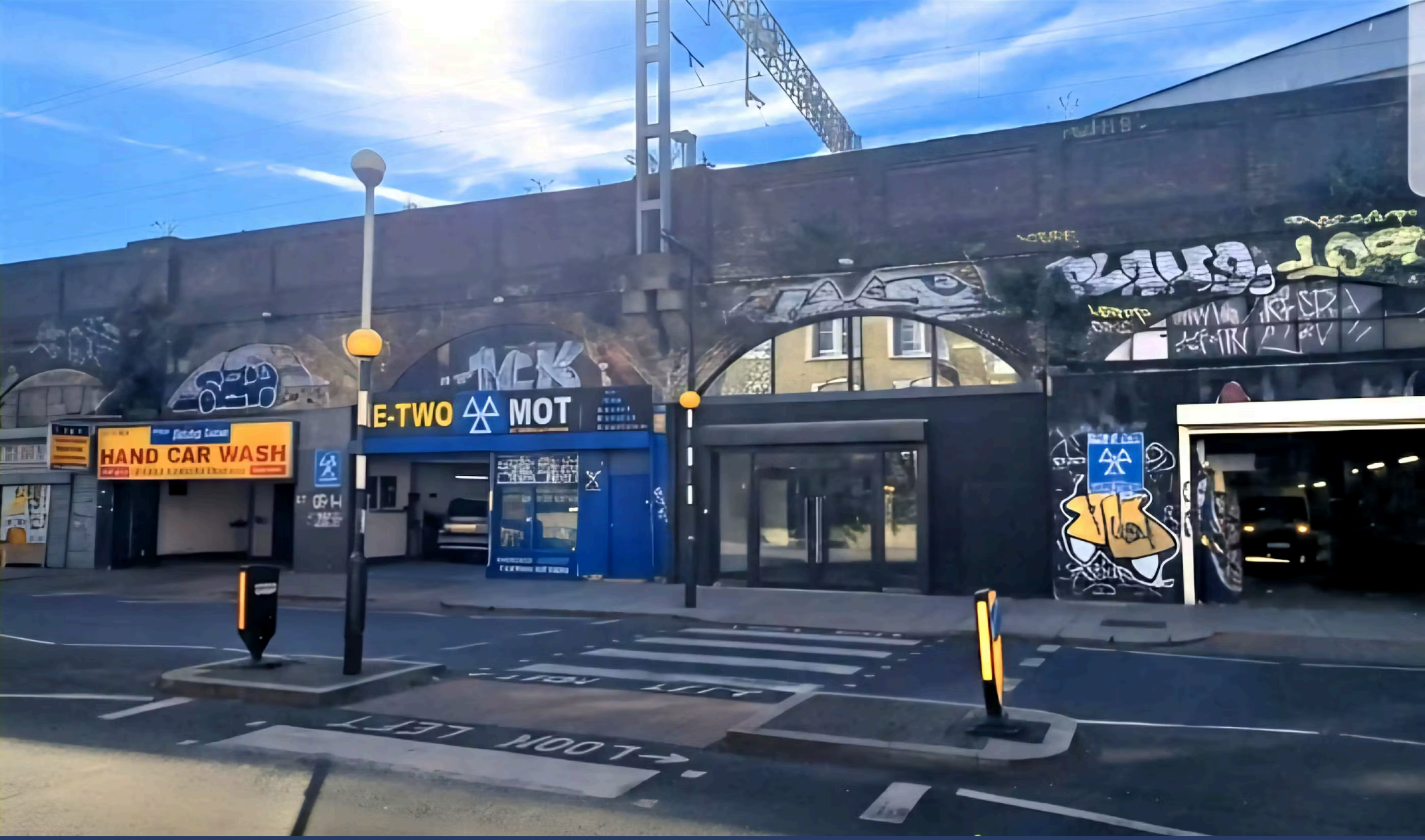


INDUSTRIAL WAREHAUS
PROPERTY GROUP

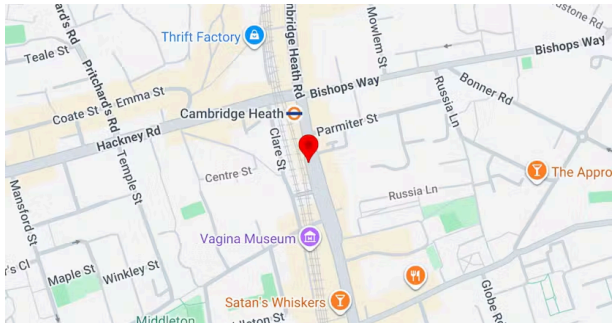
Arch 289, Cambridge Heath Road, Bethnal Green, London, E2 9HA

Industrial To Let | 1,950 sq ft | £55,000 per annum

Refurbished Industrial Unit with Main Road Frontage, Fully Glazed Frontage, High Ceiling, Rear Loading/Parking Facilities via a Rear Yard

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,950	181.16



Summary

- Rent: £55,000 per annum
- Business rates: £13,200 per annum 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

Contact & Viewings



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

Arch 289, Cambridge Heath Road, Bethnal Green, London, E2 9HA

Location

The Unit is located on Cambridge Heath Road (A107) which links to Hackney Road and Old Bethnal Green Road both of which provide direct access to The City.

Bethnal Green Station (Underground) and Cambridge Heath Road Station (Overground) are both within a short walk of the Unit both of which provide services to Liverpool Street Station.

Description

Refurbished Industrial Unit with Main Road Frontage, Fully Glazed Frontage, High Ceiling, Rear Loading/Parking Facilities via a Rear Yard.

Amenities & Specifications

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

Key Points

- Electric Roller Shutters
- Fully Glazed Frontage
- High Ceiling
- 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

Important Notice: Industrial Warehaus Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise.3. No Employee or Representative of Industrial Warehaus Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.


MOT
Parts
Repairs
Servicing
Diagnostics
MOT
BRAKES
WHEELS
TYRES
EXHAUSTS
CLUTCHES
BATTERY
ECK HERE

