INDUSTRIAL WAREHAUS
PROPERTY GROUP

Arches 116-117, Brady Street, Bethnal Green, London, E1 5DT

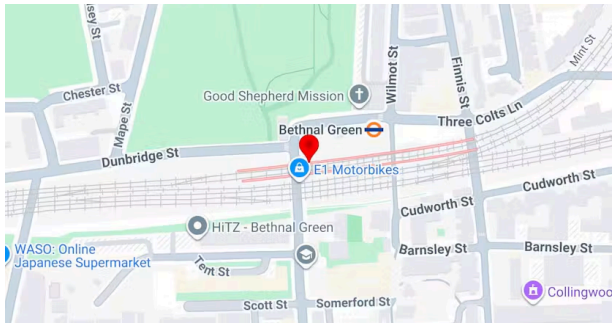
Industrial To Let | 1,780 sq ft | £43,500 per annum

Refurbished Industrial Unit with Loading/Parking Facilities via a Secure and Self-Contained Yard

INDUSTRIAL WAREHAUS
PROPERTY GROUP

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,780	165.37



Summary

- Rent: £43,500 per annum
- Business rates: £15,000 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.
- EPC: D
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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

Arches 116-117, Brady Street, Bethnal Green, London, E1 5DT

Location

The Unit is located on Brady Street at the junction with Dunbridge Street (B135) providing links to Bethnal Green Road (A1209) to the North, Cambridge Heath Road (A107) to the East, Whitechapel Road (A11) to the South and Shoreditch High Street (A10) to the West. Whitechapel Road provides access to The City in less than 15 minutes and Central London in just 30 minutes.

Bethnal Green Overground Station (Weaver Line) is only a two-minute walk from the Unit and Bethnal Green Underground Station (Central Line) is nearby with both Stations providing direct services to Liverpool Street Station.

Description

Refurbished Industrial Unit with Loading/Parking Facilities via a Secure and Self-Contained Yard.

Amenities & Specifications

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

Key Points

- Electric Roller Shutters
- Roadside Frontage
- Secure & Self-Contained Yard
- 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.