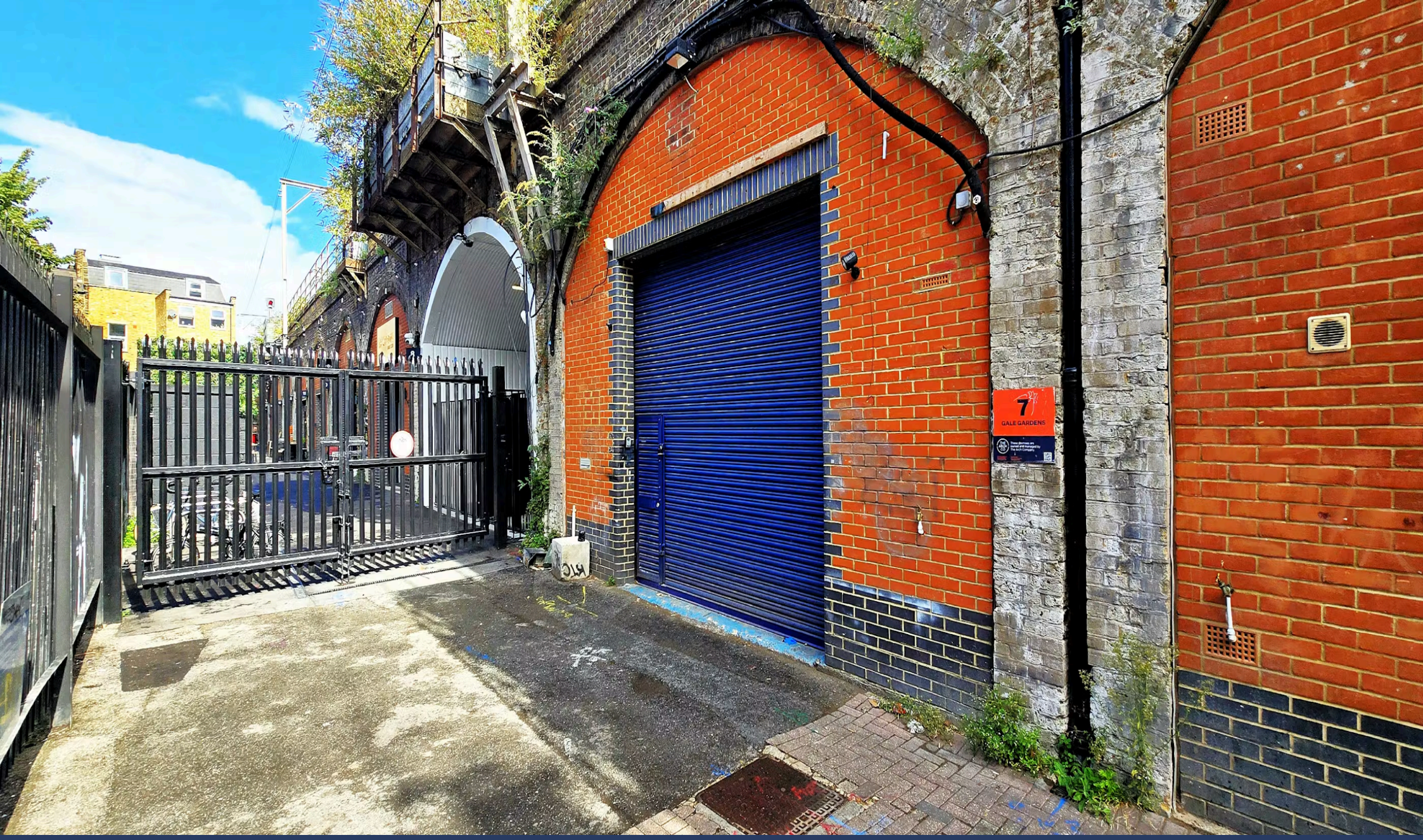


INDUSTRIAL WAREHAUS
PROPERTY GROUP

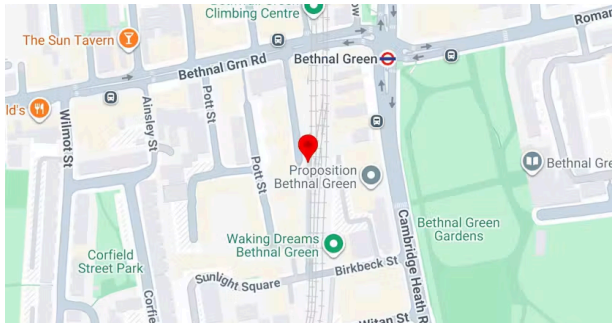
Arch 6, Gales Gardens, Bethnal Green, London E2 0EJ

Industrial Unit To Let | 1,030 sq ft | £28,000 per annum exclusive

Refurbished Industrial Unit with Loading Facilities

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,010	93.83



Summary

- Rent: £28,000 per annum
- Business rates: £12,240 per annum based on 2026 Valuation
- Service charge: £1,080 per annum
- 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 6, Gales Gardens, Bethnal Green, London E2 0EJ

Location

The Unit is located on Gales Gardens accessed via Birbeck Street off Cambridge Heath Road (A107) which links to Hackney Road (A1208) providing access to The City.

Bethnal Green Underground Station (Central Line) is only a two-minute walk from the Unit providing a direct service to Liverpool Street Station and Bethnal Green Overground Station (Weaver Line) is only a short walk away.

Description

Refurbished Industrial Unit with Loading Facilities.

Amenities & Specifications

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

Key Points

- Electric Roller Shutter
- LED Lighting
- Loading 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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