



SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

FLEXIBLE USE-CLASS E SPACE – 16,300 SQ FT (1,514 SQ M)

Unit 2 & 3, Dipper Drive , London, E3 3YL

DESCRIPTION

The commercial unit at Dipper Drive provides approximately 15,000 sq ft of flexible Use Class E accommodation arranged across the ground and mezzanine floors. Presented in shell and core condition, the space offers occupiers the opportunity to fit out the unit to their operational requirements.

Situated beneath a modern residential development, the unit benefits from an open-plan configuration and impressive floor-to-ceiling heights. Works are due to commence shortly to deliver finished flooring, plastered and decorated walls, and a modern lighting installation. The flexible layout makes it suitable for a wide range of uses including retail, leisure, office, educational and other commercial occupiers. The unit also benefits from strong pedestrian footfall generated by the surrounding residential community and wider Bromley-by-Bow area.

LOCATION

The property is situated on Dipper Drive in Bromley-by-Bow, within a rapidly evolving East London neighbourhood that has experienced significant residential and commercial investment in recent years. Located at the base of a substantial residential development, the unit benefits from a large local catchment and strong levels of pedestrian activity. Transport connectivity is excellent, with Bromley-by-Bow Underground Station within one minute walking distance, providing District and Hammersmith & City line services into Central London. Bow Church DLR and Bow Road Underground Station are also nearby, offering further connections across London. The property additionally benefits from convenient access to the A12, Blackwall Tunnel and Canary Wharf, making it well-positioned for both staff and customers.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Mezzanine	9,300	864
Ground	6,500	604
TOTAL	16,300	1,514

AMENITIES / OPPORTUNITY

- Flexible Use Class E
- Shell and core condition
- Ground and mezzanine floors
- Open-plan layout
- Excellent ceiling heights
- Strong natural light
- High pedestrian footfall
- Residential catchment population

RENT

£15.00 Per sq ft

RATES

Estimated at £16,500 pa

RATES

We encourage all interest parties to make their own enquiries about business rates.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876200

Harry Darby

t: 020 7389 1509

e: hdarby@shw.co.uk

Richard Williams

t: 020 7758 3283

e: rwilliams@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

VIEWINGS – 01273 876200

Harry Darby

t: 020 7389 1509

e: hdarby@shw.co.uk

Richard Williams

t: 020 7758 3283

e: rwilliams@shw.co.uk



SHW Property



SHW Property