

TO LET

Unit 2 Pindoria Mews, 41 Quaker St
Spitalfields, E1 6SD

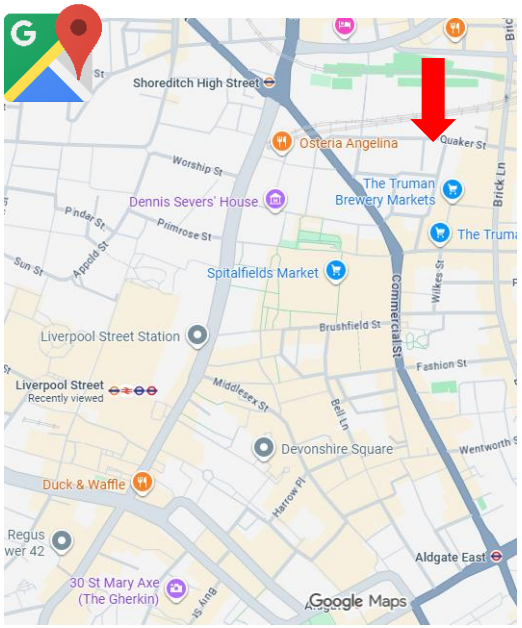
Warehouse Opportunity

2,082 sq ft / 193.4 sq m

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 2 Pindoria Mews, Quaker Street, Spitalfields, E1 6SD



Location

Quaker Street is located in Spitalfields, just off Quaker Street, North of Truman Brewery. Commercial Street (A1202) is adjacent and gives direct access to the City, Shoreditch and the A10, while the A11 and A13 provide routes east to Canary Wharf and the A12. The nearest stations are Shoreditch High Street (0.2 miles), and Liverpool Street (0.5 miles). Aldgate East and Old Street Stations are also within walking distance, and numerous bus routes run along Commercial Street and Bishopsgate.

Description

A terraced industrial warehouse unit of steel portal frame construction located in Spitalfields. The unit sits within a small terrace fronting a shared service road, Pindoria Mews. The unit is accessed via a manual concertina shutter or by two separate pedestrian entrances.

Internally the unit benefits from 3-phase power, water & waste, with WC provisions and a small office already in place. The unit has a concrete floor, is well lit with natural light through translucent roof lights, and a mix of LEDs and strip lights. The eaves height is 3.58m rising to 4.45m.

Terms

Unit 2 is available on a new lease directly from the landlord on terms to be agreed.
Offers are invited in excess of **£87,500 pa exc plus VAT.**

Floor Area (GIA)

Unit	Sq ft	(m^2)
Ground Floor	2,082	193.4
Total	**2,082**	**193.4**

EPC

An EPC is available upon request.

Rates

Rates payable for 2026/27: £14,580 (the RV is £33,750)
Interested parties are advised to make their own enquiries to the London Borough of Tower Hamlets.

Legal Costs

Each party is to bear their own legal costs.

Plans

Indicative plan here

Viewing

Viewings - strictly by appointment through Checkley's and Grant Mills Wood:-



Adam Checkley
Adam.checkley@checkleys.co.uk
07711 473787



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
07798 605532



^Indicative image of the internal area



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only and may include AI editing, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property. Nov 2026.

CHECKLEYS chartered surveyors

Grant Mills Wood chartered surveyors

www.grantmillswood.com
020 7629 8501