

Arch To Let

Arch 261,
Paradise Row,
Bethnal Green,
E2

Ground & Mezzanine
2,501 sq. ft
(232.34 sq, m)

Link to Virtual Tour:

[Click Here](#)

Highlights

- Self-contained arch with mezzanine
- 2 minutes walk from Bethnal Green tube station
- Thriving location
- Suitable for office, light industrial or alternative uses
- Estate-facing glass frontage
- Low total occupancy costs
- Flexible terms
- Can be taken individually or with the adjoining Arch 260



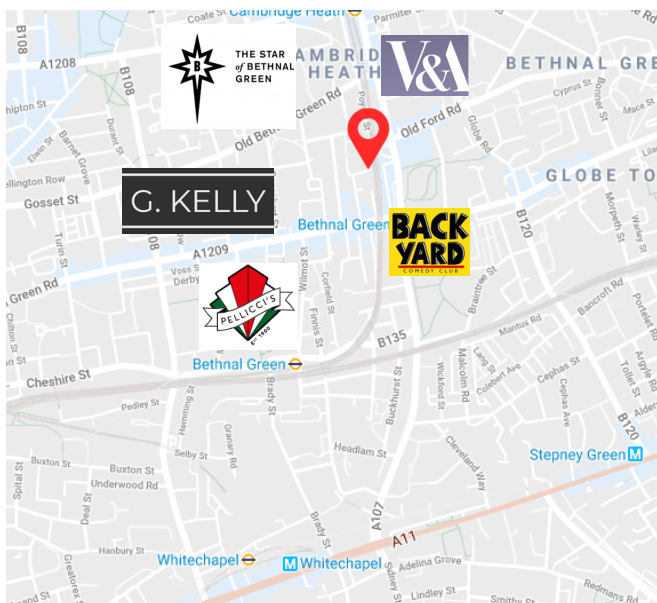
08449 02 03 04

avisonyoung.co.uk/15400

Location

Paradise Row is situated just off Bethnal Green Road, a 2 minute walk from Bethnal Green Underground Station.

Bethnal Green is a thriving area that has recently undergone large transformation and now offers a diverse mix of occupiers and local food and beverage operators as well as cultural activities such as Backyard Comedy Club and the V&A Museum of Childhood. Paradise Row itself has attracted local operators such as Mother Kellys, Arepa & Co and Japanese Canteen.



Description

Arch 261 is arranged over ground and mezzanine floors with an estate-facing glass frontage.

The arch is suitable for office, light industrial and alternative uses. Arch 260 is also available and can be taken with this unit via an interlinking jack arch.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	1,610	149.58
Mezzanine	891	82.76
Total	2,501	232.34

Terms

A new lease for a flexible term by arrangement from The Arch Company contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

Rent

£50,000 per annum

Rates (2021-22)

£4.05 per sq. ft (est.)

Service Charge

£0.57 per sq. ft (est.)

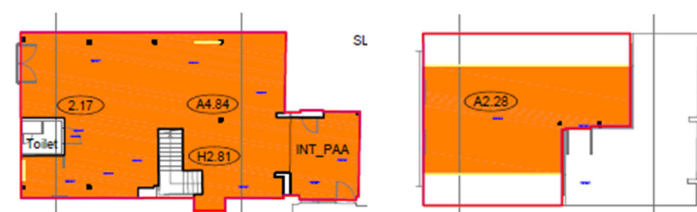
VAT

The property is elected for VAT purposes

EPC Rating

E112

Floorplan



Ground Floor

Mezzanine

For further information or an appointment please contact:

Charlie Bruxner-Randall

Tel: 07831 820 691

Email: cbr@avisonyoung.com

Jeremy Prosser

Tel: 07931 593 163

Email: jeremy.prosser@avisonyoung.com

Amy Skidmore

Tel: 07769 937 002

Email: amy.skidmore@avisonyoung.com



Avison Young

65 Gresham Street, London EC2V 7NQ

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or

properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

January 2022

Property ref: avisonyoung.co.uk/15400