

Est. 1955

Tarn &Tarn

22-27 THE OVAL
CAMBRIDGE HEATH
LONDON
E2 9DT

VERSATILE WAREHOUSE
& LIGHT INDUSTRIAL
STUDIO WITH GOODS
LIFT, LOADING BAY &
PARKING
4,350 SQFT



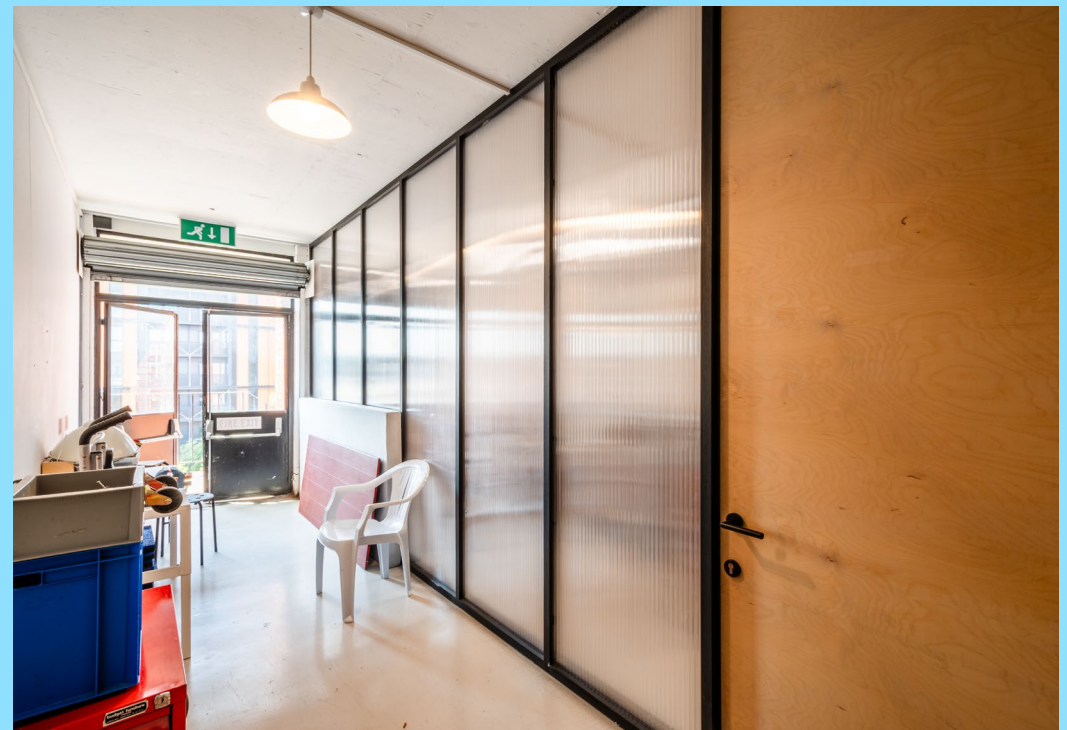
DESCRIPTION

The available accommodation is a self-contained warehouse located on the 3rd floor of this industrial building. It offers several advantages, including a goods lift, a kitchenette, WC facilities, good natural light, and a loading bay for easy loading and unloading. Moreover, the unit provides a designated parking space at the back of the building, a 3-phase electric system, and an entry phone system for security. With these features, this property is well-equipped to meet the manufacturing needs of businesses. Overall, it is an excellent choice for businesses in need of warehouse or light industrial studio space in the Hackney area.

SUMMARY

- Self Contained
- Good Location
- Good Natural Light
- Loading Bay
- Parking Space
- 3-Phase Power Supply
- Entry Phone System
- Goods Lift





LOCATION

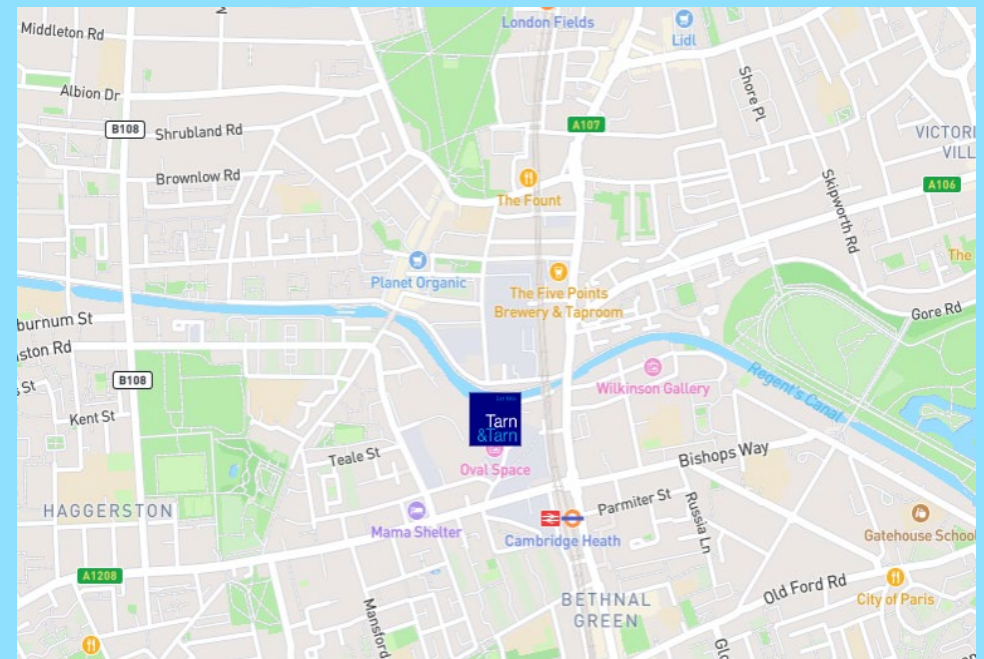
THE AREA

This light industrial premises is a stone's throw away from Hackney Road; an area increasing in popularity amongst the young and trendy locals. The building is located near the Regents Canal and all the amenities of Broadway Market. The area is also well served by London transport bus and train services, with Cambridge Heath station within a short walking distance.



TRANSPORT

- 🚶 Cambridge Heath (4-minute walk) – **Overground Line**
- 🚶 Bethnal Green (12-minute walk) – **Central Line**
- 🚶 London Fields (15-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
3 RD FLOOR	4,350				
TOTAL	4,350	£21 PSF	APPROX. £7,500	£21,600	£120,450

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

ANTI - MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

Approx. £2,841.26 per annum

VAT

N/A



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&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.