

4,725 sq. ft. / 438.9 sq. m.

Office and warehouse with loading facilities

Car parking for up to 9 vehicles

TO LET

47-49 Tudor Road, London E9 7SN



LOCATION

Tudor Road is located immediately east of Mar Street in the heart of the popular London Fields district. In addition, fashionable Broadway Market is located nearby with its superb selection of restaurants and cafes. The area has become an affluent residential location with a variety of up and coming office occupiers.

TRANSPORT

London Fields (0.3m) London Overground
Cambridge Heath (0.6m) London Overground
Bethnal Green (0.9m) Central line and London Overground
Various bus routes
Santander cycles

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The premises are situated on the ground floor of this former industrial building. Pedestrian access is from Tudor Road, and vehicular access to the loading facility and rear yard is from Well Street.

The current layout is predominantly offices with a store and loading bay at the rear.

AMENITIES

- Characterful warehouse style offices
- Large industrial style windows
- Excellent ceiling heights
- Central heating
- Air conditioned meeting rooms
- Male & female WCs
- Two industrial roller shutters at rear
- Car parking available for up to 9 vehicles

APPROXIMATE FLOOR AREAS

Ground Floor 4,725 sq. ft. 438.9 sq. m.

LEASE

New lease direct from the landlord.

The property is also available to purchase.

Further information upon request.

RENT

£155,000 per annum exclusive

£32.50 per sq. ft.

BUSINESS RATES

We understand that business rates payable for 2021/22 equate to:

£17,215 per annum

£3.64 per sq. ft.

SERVICE CHARGE

For the current year 2021, this is estimated at:

£9,458 per annum

£2 per sq. ft.

TOTAL OCCUPATIONAL COSTS

£181,673 per annum

£15,139.41 per calendar month

PLEASE CONTACT

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