

DESCRIPTION

A self-contained ground floor unit forming part of a purpose-built block within a stones throw of Cambridge Heath Road station. The premise benefits from electronic roller shutter for loading/unloading, good ceiling height, multiple office suites with high levels of natural light, kitchen area and WC facilities.

SUMMARY

- Self-contained
- Good Ceiling Height
- Electric roller shutter for loading/unloading
- Kitchen
- WC Facility
- Multiple office suites with high levels of natural light





LOCATION

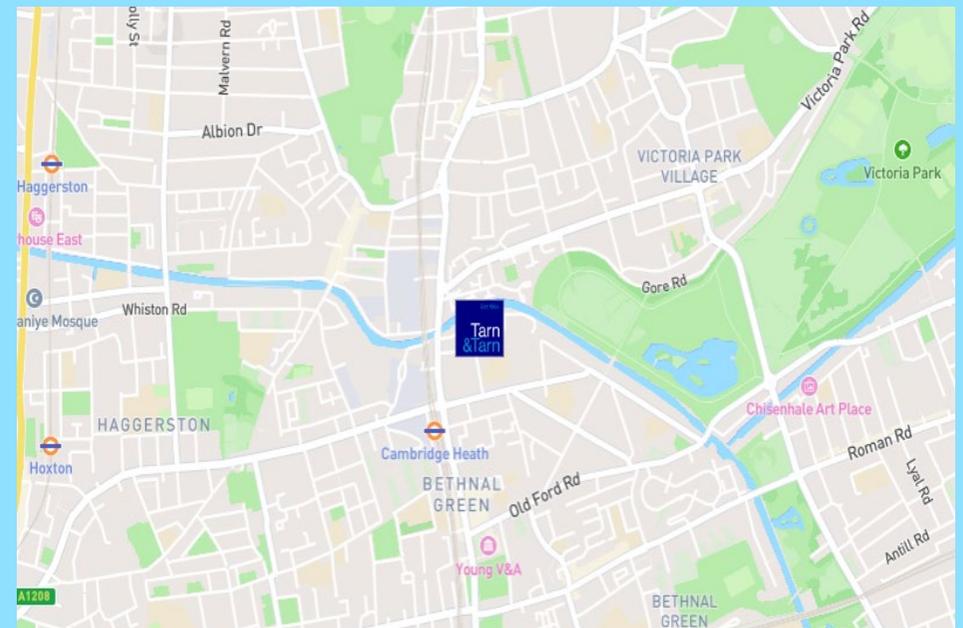
THE AREA

Situated in the heart of Bethnal Green, the building is located on the north side of Mowlem Street whereby the junction meets with Vyner Street. The property is well served by public transport with Cambridge Heath Road station (Overground) located only 0.2 miles south-west. There is a wealth of amenities within the immediate vicinity including multiple restaurant, supermarket and leisure operators such as Fitness4less, Sainsburys and Flat Earth to name a few.



TRANSPORT

-  Cambridge Heath Road (4-minute walk) – **Overground Line**
-  Bethnal Green Underground (10-minute walk) – **Cental Line**
-  London Fields (13-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
GROUND FLOOR	2313				
TOTAL	2313	£46,200	N/A	£19,980	£66,180

TERMS

A new Flexible Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.

LEGAL COSTS

Each party to bear their own costs

BUILDING INSURANCE

TBC

VAT

Applicable

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.

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUSINESS RATES

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



Est. 1955

Tarn
&Tarn

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