

## Arch To Let

Arch 260,  
Paradise Row,  
Bethnal Green,  
E2

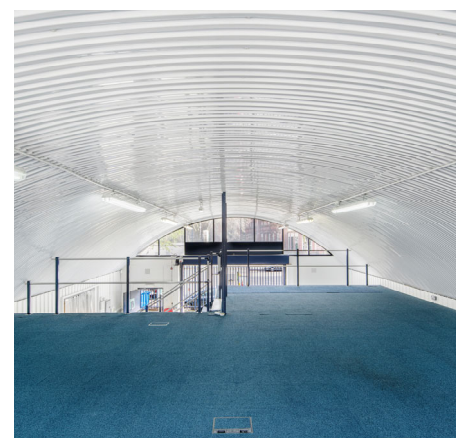
Ground & Mezzanine  
2,213 sq. ft  
(206.6 sq, m)

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
- Electric, metal rolling shutter
- Low total occupancy costs
- Flexible terms
- Can be taken individually or with the adjoining Arch 261



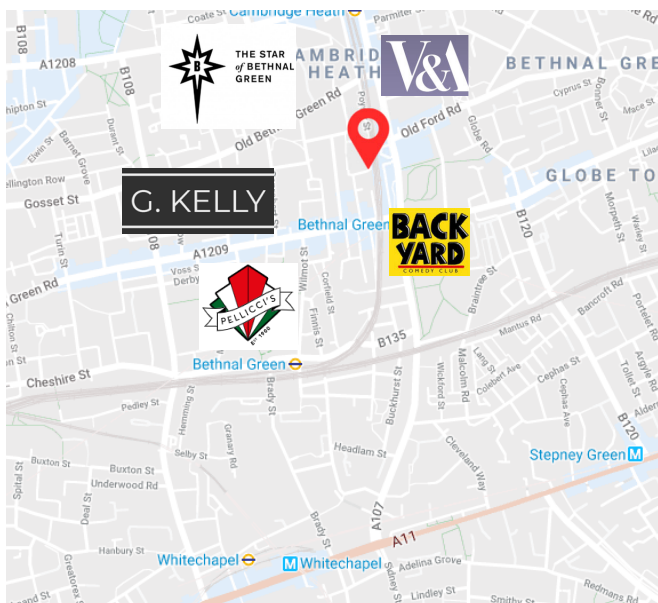
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## Location

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 260 is arranged over ground and mezzanine floors and benefits from a full height, electric, metal rolling shutter.

The arch is suitable for offices, light industrial and alternative uses. It can be also be taken with the adjoining Arch 260 if a tenant requires a larger floor area.

## Accommodation

Floor	Sq. Ft	Sq. M
Ground	1,347	125.14
Mezzanine	866	80.47
<b>Total</b>	<b>2,213</b>	<b>205.61</b>

## 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

£45,000 per annum

## Rates (2021-22)

£4.05 per sq. ft (est.)

## Service Charge

£0.57 per sq. ft (est.)

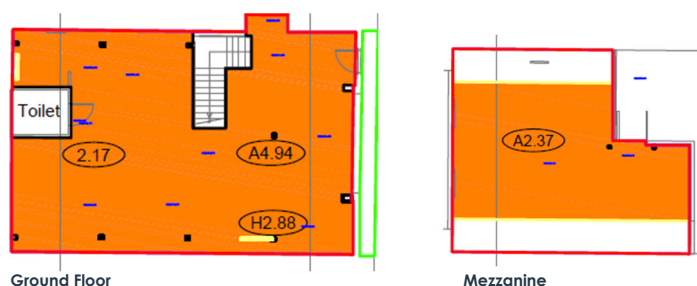
## VAT

The property is elected for VAT purposes

## EPC Rating

E112

## Floorplan



**For further information or an appointment please contact:**

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January 2022

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