INDUSTRIAL WAREHAUS
PROPERTY GROUP

Arch 302, Cambridge Heath Road, Bethnal Green, London E2 9HA

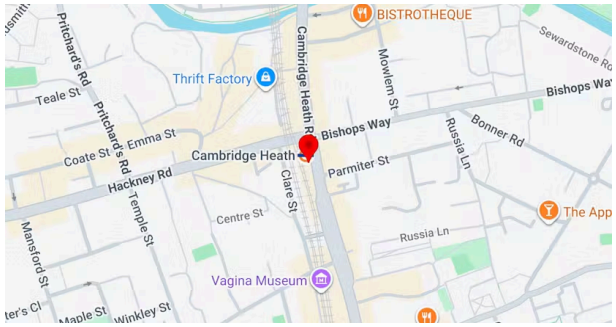
Industrial, Leisure To Let | 1,440 sq ft | £40,000 per annum exclusive

Refurbished Industrial Unit with Main Road Frontage and Outside Seating/Private Yard ideal for Food & Beverage Use

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Accommodation

Name	sq ft	sq m
Unit - Industrial	1,440	133.78



Summary

- Rent: £40,000 per annum
- Business rates: £5,880 per annum based on 2026 Valuation
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's Administrative/Legal Costs of £595.00 plus VAT.
- EPC: D
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Cambridge Heath Road (A107) which links to Hackney Road and Old Bethnal Green Road with both providing access to Central London.

Cambridge Heath Road Station (Overground) is less than a minute walk from the Unit and Bethnal Green Station (Underground) is only a short walk away with both Stations providing services to Liverpool Street Station.

Description

Refurbished Industrial Unit with Main Road Frontage and Outside Seating/Private Yard ideal for Food & Beverage Use.

Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

Key Points

- Electric Roller Shutter
- LED Lighting
- Main Road Frontage
- Outside Seating/Private Yard
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

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