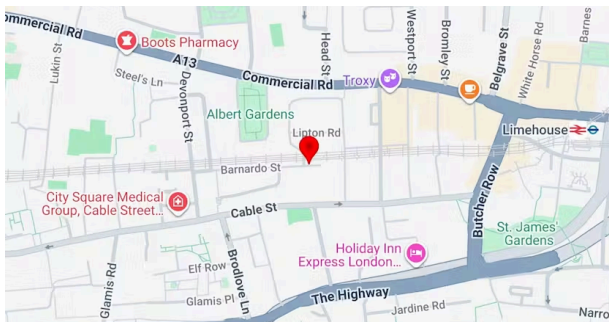






Arch 209, Barnardo Street, Shadwell, London, E1 0LH

Location

The Unit is located on Barnardo Street accessed via Davenport Road situated North of The Highway (A1203) and South of Commercial Road (A13) on the fringe of The City providing access to Central London, Limehouse Link Tunnel, Blackwall Tunnel and Canary Wharf. Commercial Road provides a direct arterial route to the A12, North Circular Road (A406) and the M25 Motorway (Junction 30/31).

Shadwell Station (DLR & Overground), Limehouse Station (DLR & c2c Mainline), Whitechapel Station (Elizabeth Line & Underground) and Tower Hill and Aldgate East (Underground) are all within walking distance of the Unit.

Description

Refurbished Industrial Unit with Loading Facilities.

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,410	130.99

Key Points

- Electric Roller Shutter
- Kitchenette
- LED Lighting
- Loading Facilities
- 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.

Summary

- Rent: £24,000 per annum
- Business rates: £13,440 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 legal costs of £595.00 plus VAT.
- EPC: A
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk

