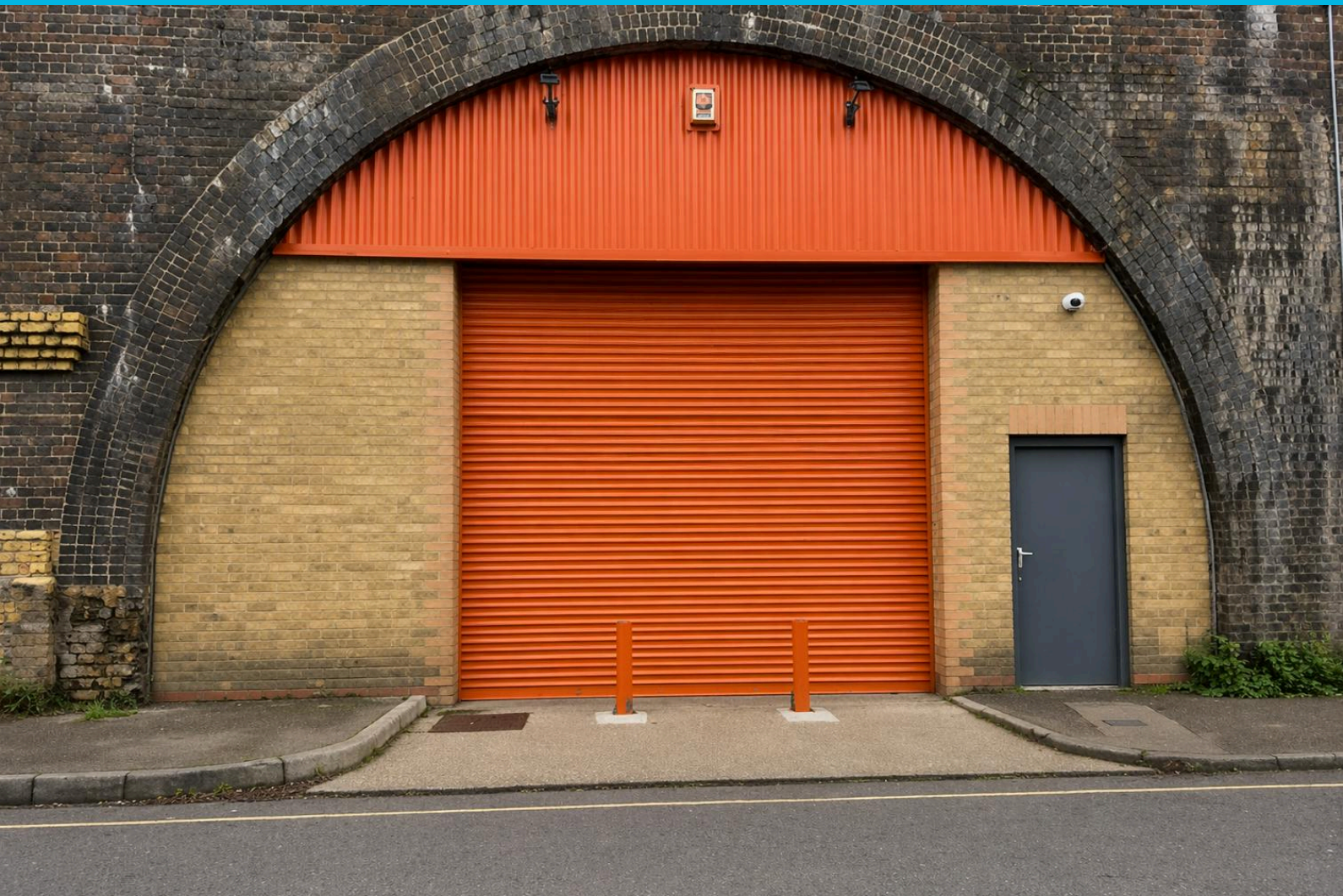
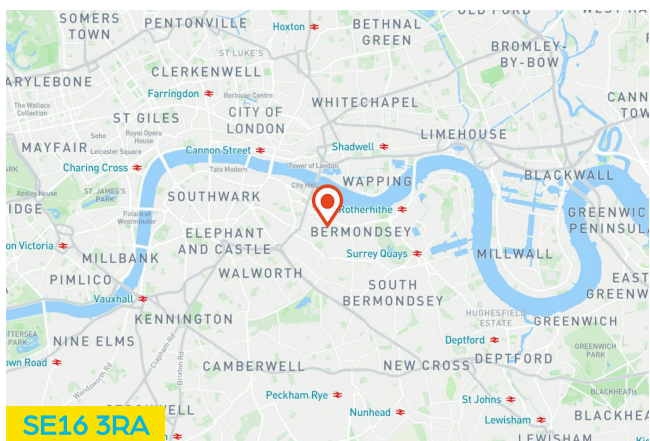


**TO LET, INDUSTRIAL, 7,588 SQ FT**

**ARCHES 77-78, ENID STREET, LONDON, SE16 3RA**



Assignment available two refurbished Arches benefitting from 5.5m height at apex and three phase power.



- Assignment of existing lease passing at £167,500 (£22.07 psf)
- Lease End in April 2030
- 5.5m at apex
- LED Lighting
- Three phase power supply
- WC Facilities
- 2 Electric roller shutter doors
- Mezzanine floor installed in both units for additional space

## OVERVIEW

|                |                     |
|----------------|---------------------|
| Available Size | 7,588 sq ft         |
| Rent           | Rent on application |
| EPC            | -                   |

## DESCRIPTION

These arches benefit from full apex lining, providing high ceiling height at 5.5m to the apex, enhancing usability for a variety of light-industrial or creative programming. The units were refurbished with a new office and office/canteen area. Both arches have LED to offer functional illumination and from the inspection it appears that the unit has three-phase power supply, suitable for equipment-heavy tenants. Both arches have WC facilities and unit 77 has a separate personnel entrance alongside the 2 electric roller shutter doors.

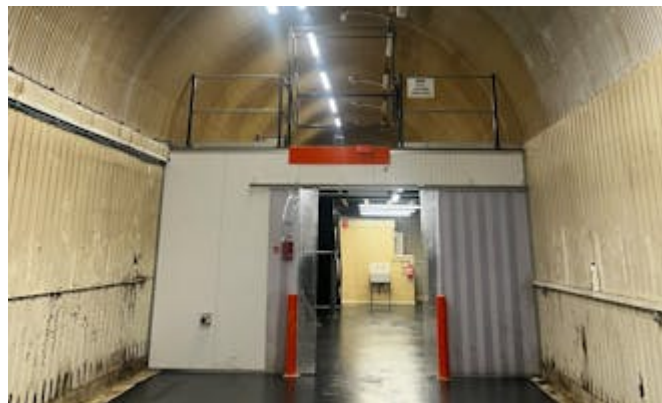
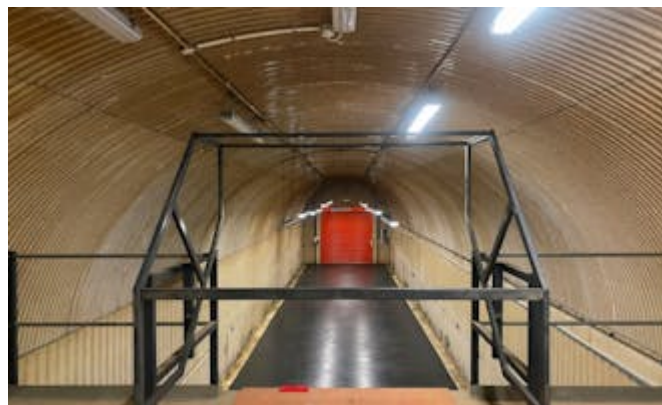
## LOCATION

Arches 77-78 Enid Street benefit from excellent road connections- Near the A100 and A200, allowing easy distribution into Central London, Docklands, and the South East. Being in Zone 2 but just outside the Congestion Charging Zone reduces costs for deliveries and operations compared to an inner-city location. The immediate area already contains tool hire companies, small manufacturers and breweries.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 7,588        | 704.95        | Available    |
| <b>Total</b> | <b>7,588</b> | <b>704.95</b> |              |



## VIEWING & FURTHER INFORMATION

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