



**STIRLING
ACKROYD**

TO LET

**34 & 35 Bow Triangle
Business Estate,
Eleanor Street, Bethnal
Green, E3 4NP**

2,875 sq ft

Adjacent Industrial Units



Description

These adjoining railway arches are offered refurbished across 2,875 sq ft combining to offer a wide range of businesses a perfect industrial base within East London with vehicle access and parking facilities.

Key points

- Insurance £60 Per Month
- 3-Phase Power Supply
- Vehicle Access
- 24/7 Access
- WC Facilities
- Water and Drainage



Location

Bow Road Station is moments away, providing links to the District Line and Hammersmith & City Line. Alongside Bow Church DLR Station offering access to the Docklands Light Railway, with direct connections to Canary Wharf, Stratford, and the City.

The property is also well connected with convenient access to the A11, which provides a direct route into Central London.

Transport Links



Bow Road 0.2 Miles



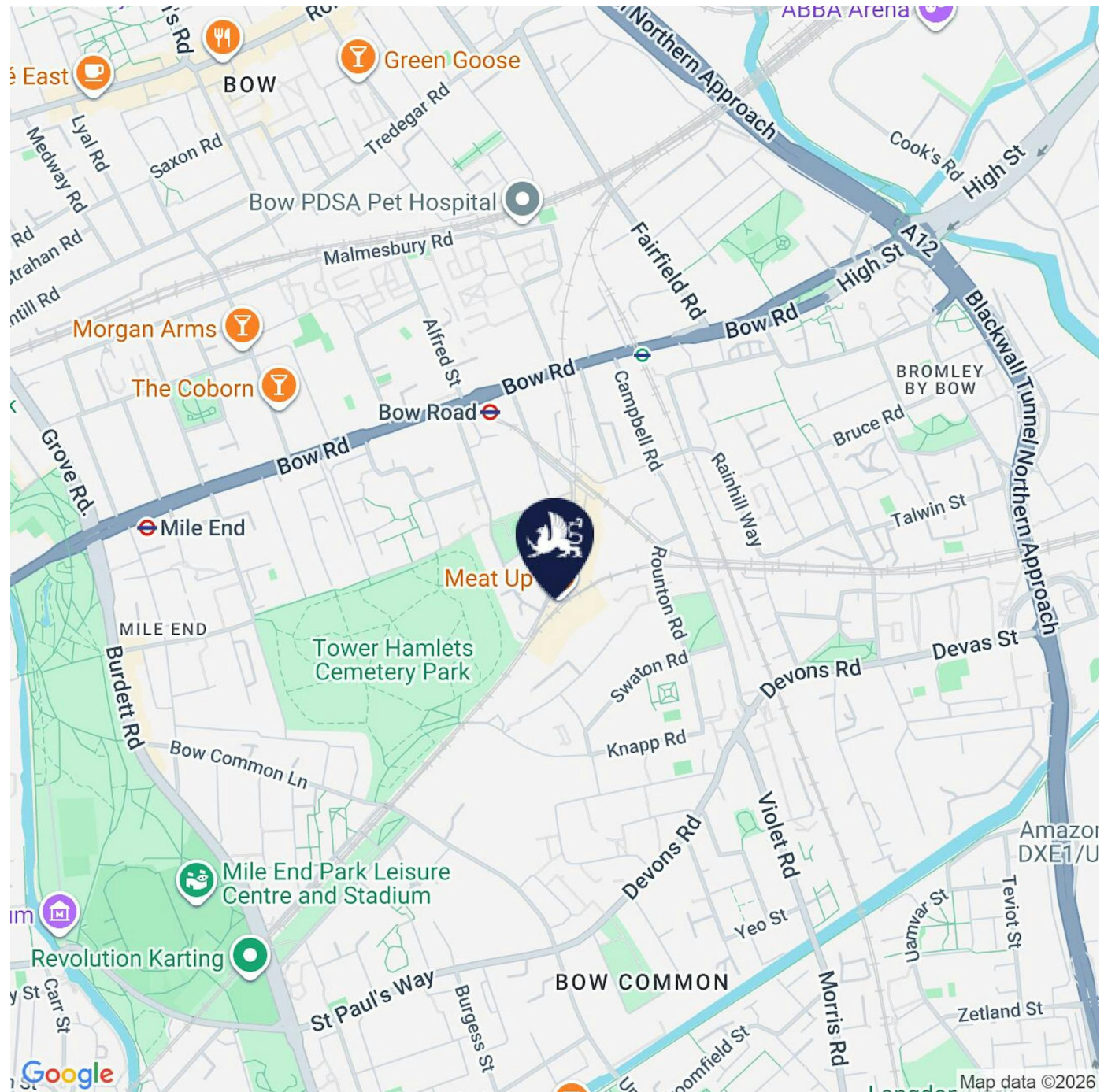
Devons Road 0.3 Miles



Bow Church 0.3 Miles



Mile End 0.4 Miles





Accommodation

Name	sq ft	sq m	Availability
Unit - 34	1,420	131.92	Available
Unit - 35	1,455	135.17	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£74,040 per sq ft
Rates	£21,600 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



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