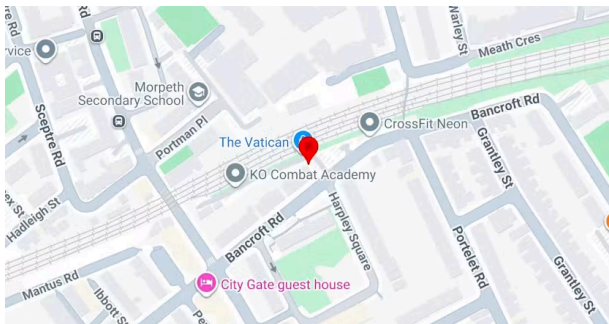






Arch 191, Bancroft Road, Bethnal Green, London, E1 4ET

Location

The Unit is located on Bancroft Road accessed via Globe Road (B120). Globe Road links to Roman Road (B119) to the North and Mile End Road (A11) to the South. The Unit is only a 15 minutes' drive from The City and 30 minutes from Central London.

Bethnal Green Underground Station and Stepney Green Underground Station are both in close proximity to the Unit providing direct services to London Liverpool Street Station.

Description

Refurbished Industrial Unit with a Covered Loading/Parking Area and a small Rear Yard.

Accommodation

Name	sq ft	sq m
Unit - Industrial	2,740	254.55

Key Points

- Covered Loading/Parking Area
- Electric Roller Shutter
- LED Lighting
- Rear Yard (No Vehicular Access)
- 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: £38,500 per annum
- Business rates: £11,760 per annum Based on 2026 Valuation
- Service charge: £3,240 per annum
- 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: E
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



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