

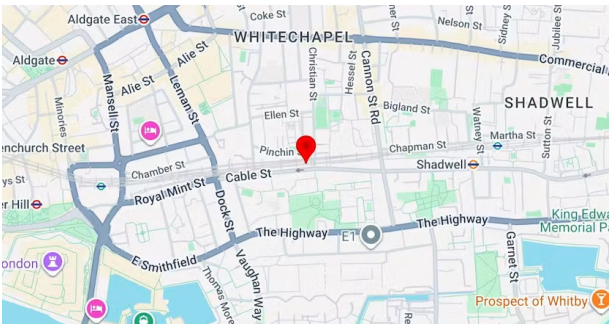


# INDUSTRIAL WAREHAUS

## PROPERTY GROUP



Arch 101, Cable Street, Shadwell, London, E1 8AF  
Industrial To Let | 1,420 sq ft | £32,000 per annum  
Refurbished Industrial Unit with Loading/Parking Facilities.



## Arch 101, Cable Street, Shadwell, London, E1 8AF

### Location

The Unit is located on Cable Street situated just north of The Highway (A1203) on the fringe of The City providing access to Central London, Limehouse Link Tunnel, Blackwall Tunnel and Canary Wharf. Commercial Road (A13) is nearby providing 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/Parking Facilities.

### Accommodation

| Name              | sq ft | sq m   |
|-------------------|-------|--------|
| Unit - Industrial | 1,420 | 131.92 |

### Key Points

- Electric Roller Shutter
- LED Lighting
- Loading/Parking 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: £32,000 per annum
- Service charge: £1,320 per annum
- 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.
- Lease: New Lease

### Further information

- [View Microsite](#)

### Contact & Viewings



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