



TO LET



Ground / Basement

251 Commercial Road, London, E1 2BT

**Large Prominent
Commercial Unit –
Whitechapel, E1**

**8,000 sq ft
(743.22 sq m)**

- 4,000 sq ft per floor – 2 floors available
- Divided over ground floor and basement
- Secure loading bay at the rear of the unit
- High Volume of passing road traffic
- Ready for fit out
- New key point...

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Description

Located in East London's clothing & accessories wholesale district. Will soon benefit from a number of new residential and commercial developments being planned and completed in Whitechapel. All Class E uses considered – subject to landlord and planning consents, also benefits from open plan lay on both floors making it ideal for retail / office / showroom / wholesale / leisure occupiers. The unit can be let in part on a floor by floor basis or as a whole giving a rare opportunity to operate from 8,000 sq ft. The divide is over ground and basement, both comprising of 4000 sq ft. To the rear of the unit you have excellent loading facilities, the unit offers a secure ground floor loading bay which is accessed via Nelson Street. Nearby occupiers McDonald's, Tesco, Sainsbury's and the neighboring 140 room Holiday Inn Hotel

Location

Excellent transport links – by rail, tube and road. The unit is located on Commercial Road (A13) just west of the junction with Cavell Street – opposite Watney Market. The unit benefits from being located on Commercial Road one of the main road routes connecting East London & Canary Wharf to the City.

Whitechapel and Shadwell stations are both within 10 minutes walk giving access to Crossrail, London Overground, London Underground and DLR train/tube lines.

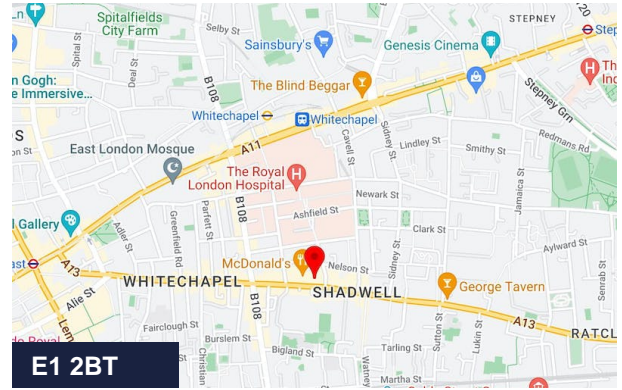
Various bus routes also available on Commercial Road

Viewings

Strictly through Stirling Ackroyd.

Terms

New lease direct with the landlord – All leases subject to a minimum 3 month deposit and rent paid quarterly in advance



Summary

Available Size	8,000 sq ft
Rent	£160,000 per annum
Rates Payable	£13,750 per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



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