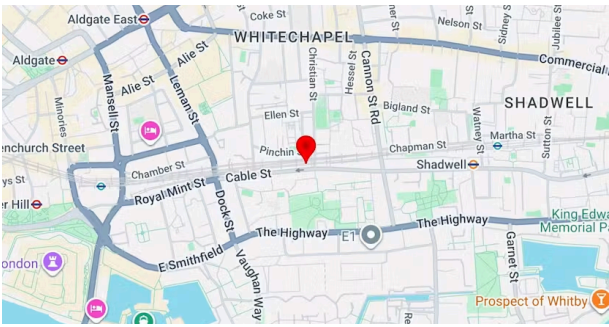




INDUSTRIAL WAREHAUS

PROPERTY GROUP



Arch 90, 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	880	81.75

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: £20,250 per annum
- Business rates: £5,400 per annum Based on 2026 Valuation
- 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.
- EPC: B
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk