

**Arches 260-261, Paradise Row, E2**  
Office, Retail, Industrial, Trade Counter,  
Open Storage To Let



Double arch 2 minutes walk from Bethnal Green tube station. Suitable for office, light industrial or alternative uses.

— Arch with mezzanine

— Bethnal Green location

— Suitable for office

— Suitable for light industrial

— Estate-facing glass frontage

— Low tenancy costs

— Flexible terms

— Thriving location

# Arches 260-261

Paradise Row, Bethnal Green, London, E2 9LE

AVISON  
YOUNG



## Summary

<b>Available Size</b>	2,220 to 4,725 sq ft / 206.24 to 438.97 sq m
<b>Rates Payable</b>	£4.01 per sq ft
<b>Service Charge</b>	£0.57 per sq ft
<b>EPC</b>	E (112)

## Property Highlights

Arch 261 is a unique opportunity to lease a self-contained Arch just off Bethnal Green Road. The Arch can be leased as a self-contained unit or can be taken with unit 260.

The Arch offers ground floor space and a Mezzanine feature totalling 2,501 sq. ft. of space in a thriving location. In addition to this it comes with flexible terms and low tenancy costs.

## Location

Paradise Row is a two minute walk from Bethnal Green Underground station and is in an area that has undergone a large transformation and now offers a diverse mix of businesses including local eateries and cultural activities such as the Backyard Club.

Paradise Row itself has attracted business such as Mother Kellys, Arepa & Co and the Japanese Canteen.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - 260	2,220	206.24	To Let	Let
Unit - 261	2,505	232.72	To Let	Let
<b>Total</b>	<b>4,725</b>	<b>438.96</b>		

## Specification

Ground floor and Mezzanine  
Electric metal rolling shutter  
Estate-facing glass frontage  
Alternative uses (B1/B8)  
Flexible terms

## Terms

A new lease for a flexible term by arrangement from The Arch Company contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

### Max Hill (Deleted)

07949 690 889

max.hill@avisonyoung.com

### Jamie Major

07799 341569

jamie.major@avisonyoung.com

### Jeremy Prosser (Deleted)

0207 911 2865 | 0793 159 3163

jeremy.prosser@avisonyoung.com