



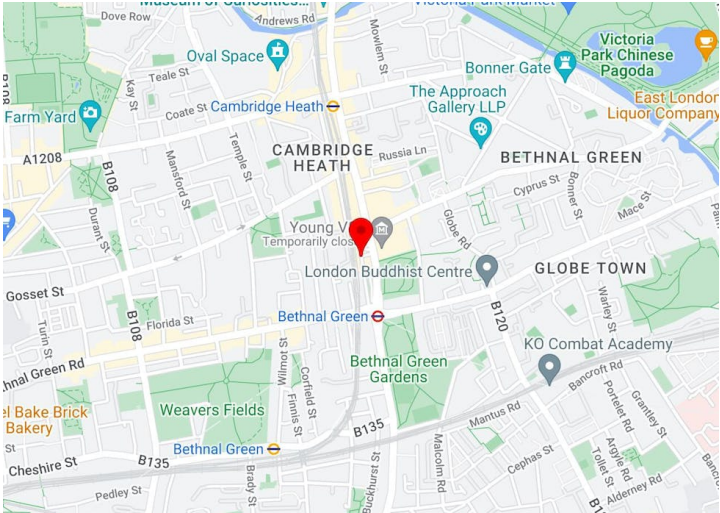
Double arch 2 minutes
walk from Bethnal Green
tube station. Suitable for
office, light industrial or
alternative uses.

- 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

Available Size	2,220 to 4,725 sq ft / 206.24 to 438.97 sq m
Rates Payable	£4.01 per sq ft
Service Charge	£0.57 per sq ft
EPC	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
Total	4,725	438.96		

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.

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