





Arch 33, Bow Triangle Business Estate, Eleanor Street, Bow, London, E3 4NP

Description

Refurbished Industrial Unit with a Gas Supply and Loading & Parking Facilities.

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,490	138.43

Summary

- Rent: £32,750 per annum
- Business rates: £11,400 per annum Based on 2026 Valuation
- Service charge: £5,520 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's legal costs of £595.00 plus VAT.
- EPC: D
- Lease: New Lease

Further information

- [View Microsite](#)

Key Points

- Electric Roller Shutter
- Gas Supply
- 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.

Contact & Viewings



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



