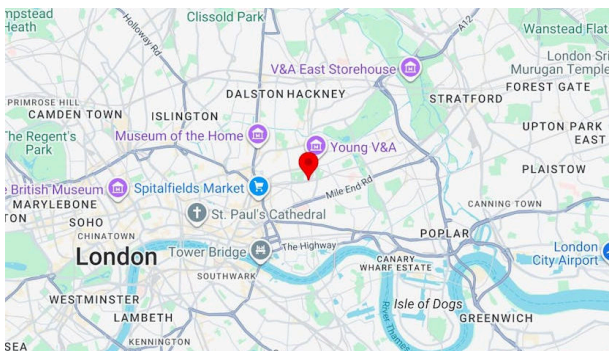




Arch 201, Three Colts Lane, Bethnal Green, London, E2 6JN
Industrial To Let | £34,250 per annum | 1,440 sq ft
Refurbished Industrial Unit with an Electric Roller Shutter, Glazed Frontage and Gas Meter & Supply.



Arch 201, Three Colts Lane, Bethnal Green, London, E2 6JN

Location

The Unit is located on Three Colts Lane providing links to Cambridge Heath Road (A107) and Hackney Road (A1208) which provides access to the City of London in just 14 minutes by road.

Bethnal Green Overground Station is less than a minute walk from the Unit providing access to Overground and Greater Anglia Rail Services direct to Liverpool Street Station.

Summary

- Rent: £34,250 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](#)

Contact & Viewings



Nicholas Westray
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nicholaswestray@iwpg.co.uk

Description

Refurbished Industrial Unit with an Electric Roller Shutter, Glazed Frontage and Gas Meter & Supply.

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,440	133.78

Key Points

- Electric Roller Shutter
- Gas Meter & Supply
- Glazed Frontage
- Lighting
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.



Important Notice: Industrial Warehouse Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise. 3. No Employee or Representative of Industrial Warehouse Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehouse Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.

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