



## 40 - 42 Watney Market

London, E1 2PR

### Ground Floor E-Class Premises

**1,703 sq ft**  
(158.21 sq m)

- Double Shopfront
- Good ceiling height
- Rear access/loading
- W/C Facilities
- Kitchen
- Alarm
- CCTV

# 40 - 42 Watney Market, London, E1 2PR

## Summary

Available Size	1,703 sq ft
Rent	£45,000 per annum
Rates Payable	£12,275 per annum
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The available accommodation comprises a ground floor commercial space within a neighborhood province situated at Watney Market. The premises benefits from a kitchen facility, W/C facilities, rear loading/access, CCTV system, security shutters, good shopfront, acceptable ceiling height, and good natural light, making it appealing to a variety of E-use class operators.

## Location

The property is located on the West side of Watney Market, close to its junction with Dunch Street and Commercial Road. The surrounding area is predominantly mixed-use schemes consisting of retail, warehouse conversions, new buildings and office buildings. The premises has great access to transport links with Shadwell Station just 3 minutes away.

## Accommodation

The accommodation comprises the following areas:

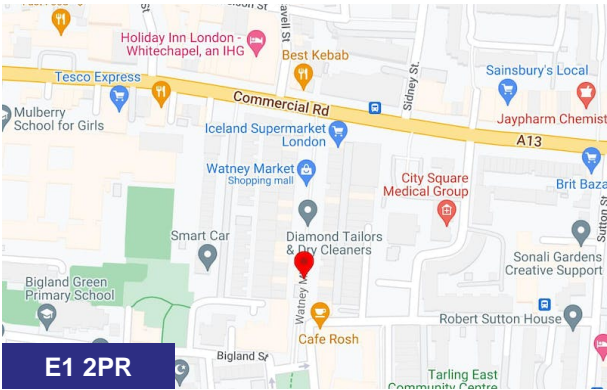
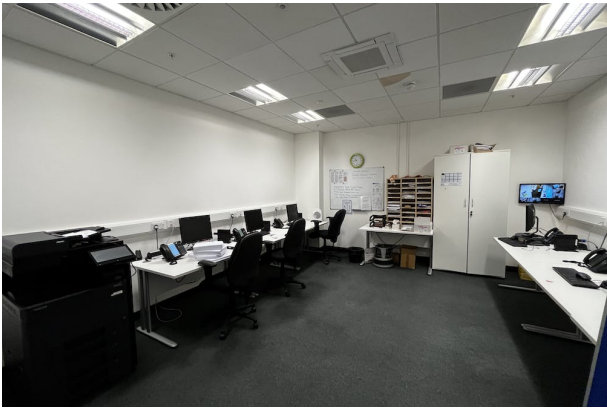
Name	Sq ft	Sq m
Ground	1,703	158.21

## Viewings

Strictly by appointments.

## Terms

A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant act 1954.



## Viewing & Further Information

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