



**STIRLING
ACKROYD**

TO LET

**Arch 100, Dunbridge
Street, Bethnal Green,
London, E2 6JG**

4,260 sq ft

**Refurbished Industrial
Unit with Roadside
Frontage and a Secure
Self-Contained Yard with
Dual Access via a Front
and Rear Roller Shutter.**

stirlingackroyd.com



Description

Refurbished Industrial Unit with Roadside Frontage and a Secure Self-Contained Yard with Dual Access via a Front and Rear Roller Shutter.

Key points

- Dual Access - Front & Rear Electric Roller Shutter
- LED Lighting
- Roadside Frontage
- Secure Self-Contained Yard
- Three Phase Electricity Supply
- W.C. (DDA Compliant)



Location

The Unit is located on Dunbridge Street (B135) providing links to Bethnal Green Road (A1209) to the North, Cambridge Heath Road (A107) to the East, Whitechapel Road (A11) to the South and Shoreditch High Street (A10) to the West. Whitechapel Road provides access to the City of London in less than 20 minutes and Central London in just 30 minutes.

Bethnal Green Overground Station is less than a minute walk away from the Unit and Bethnal Green Underground Station is only a short walk away with both Stations providing links to Liverpool Street Station.

The surrounding area comprises of Residential Properties and mixed use Businesses with Occupiers including Black Taxi Companies/Repairs, Last Mile Grocery Stores, MOT Workshops and Wholesalers.

Transport Links



Bethnal Green Rail 0.1 Miles



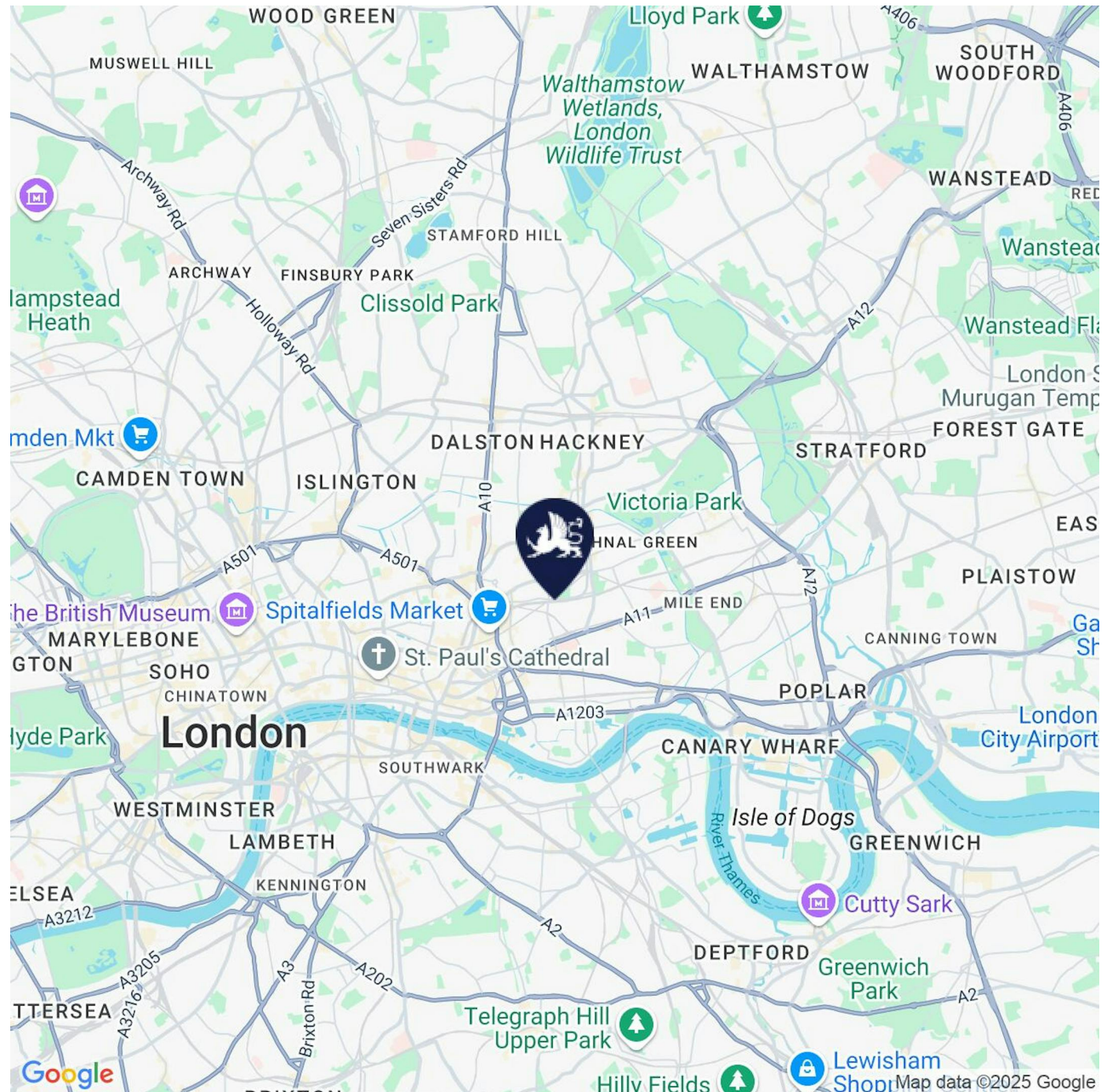
Whitechapel 0.3 Miles



Bethnal Green 0.4 Miles



Shoreditch High Street 0.6 Miles





Accommodation

Name	sq ft	sq m
Unit - Industrial	4,260	395.77

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£107,000 per annum
Rates	To Be Reassessed
Service Charge	On application
VAT	Applicable
EPC	On application

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