

54/56 Barking Road  
East Ham, London E6 3BP  
Telephone: (020) 8472 4422  
Property Management: (020) 8471 4224  
Fax: (020) 8471 5052  
E-mail: [eastham@mcdowalls.com](mailto:eastham@mcdowalls.com)  
Website: [www.mcdowalls.com](http://www.mcdowalls.com)

## 43 Old Bethnal Green Road, Bethnal Green, E2 6PR



**£48,000 Per annum**

# 43 Old Bethnal Green Road, Bethnal Green, E2 6PR

McDowalls are delighted to offer to the commercial rental market, A building located a stones throw from Bethnal Green Underground Station.

This property is a three storey detached Commercial Building in the highly desired location of Bethnal Green. Property holds an E use class.

Flexible lease terms - To be leased either as a whole building OR 5 separate units

Building - £48,000pa

Unit A - £1,400pcm

Unit B - £600pcm

Unit C - £1,500pcm

Unit D - £700pcm

Unit E - £700pcm

CEPC - Band C

WATER / WASTE - Mains (Castle Water)

ELECTRIC - Mains (EON)

BUSINESS RATES - RV £11,675 (Whole Building)

PARKING - On Street & Permit Required From Tower Hamlets Council

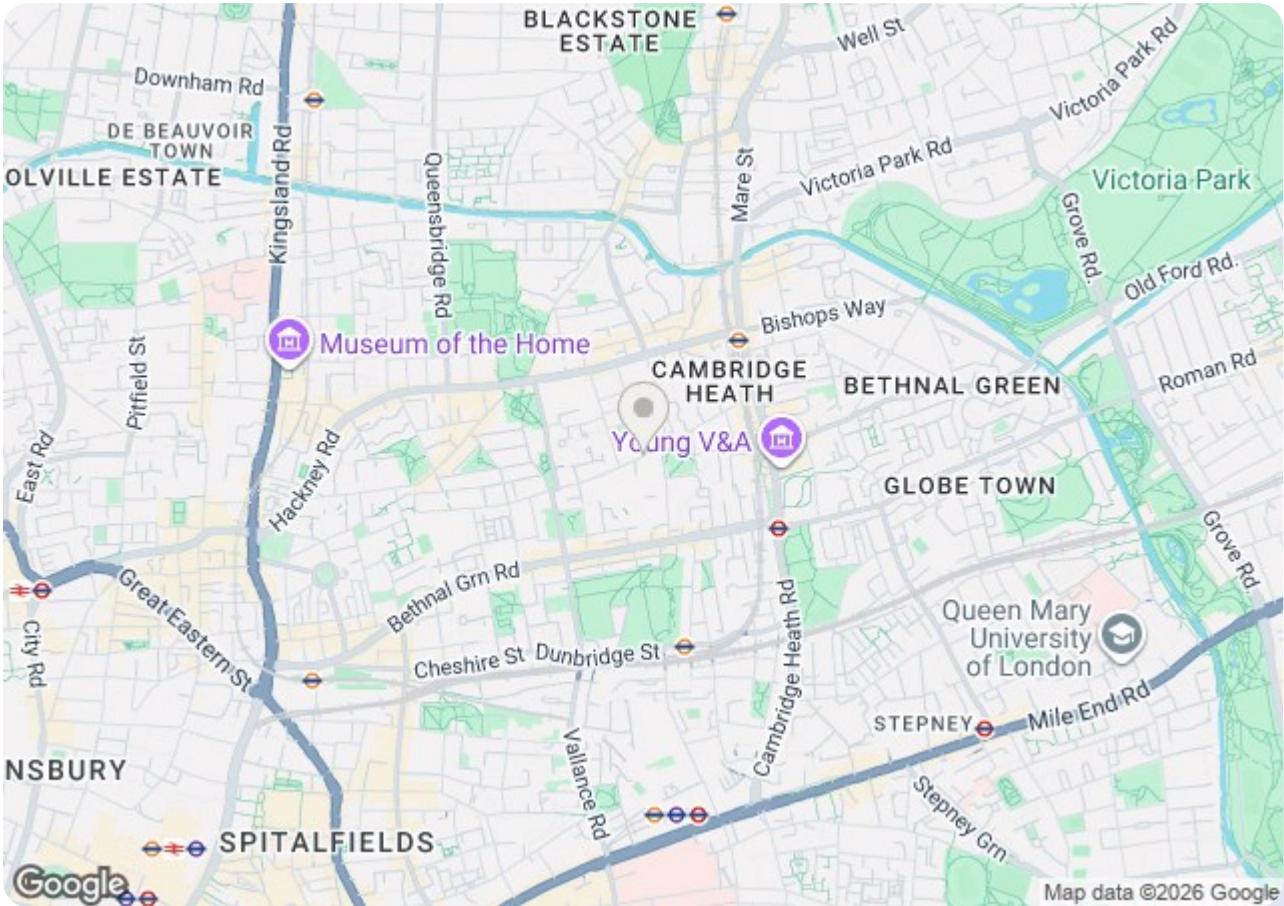
NB - Tenants are responsible for monthly rental payments, metered electric, business rates (If applicable) broadband & commercial waste management.




43 OLD BETHNAL GREEN ROAD (5 X COMMERCIAL UNITS)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020.

54/56 Barking Road  
 East Ham, London E6 3BP  
 Telephone: (020) 8472 4422  
 Property Management: (020) 8471 4224  
 Fax: (020) 8471 5052  
 E-mail: eastham@mcdowalls.com  
 Website: www.mcdowalls.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	