

238-240 Bethnal Green
Road
Bethnal Green
London
E2 0AA

TO LET - By Way of New Lease

£135,000 Per annum

Set on Bethnal Green Road close to the junctions of Barnet Grove and Buckfast Street. Bethnal Green Road Central Line and Overground, Shoreditch High Street Overground and Old Street Northern Line Stations a short distance away.



Bethnal Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Warehouse office building with forecourt, retail unit and studio flat available by way of separate negotiations.

The site is accessed via a large courtyard garden that could be utilised as parking.

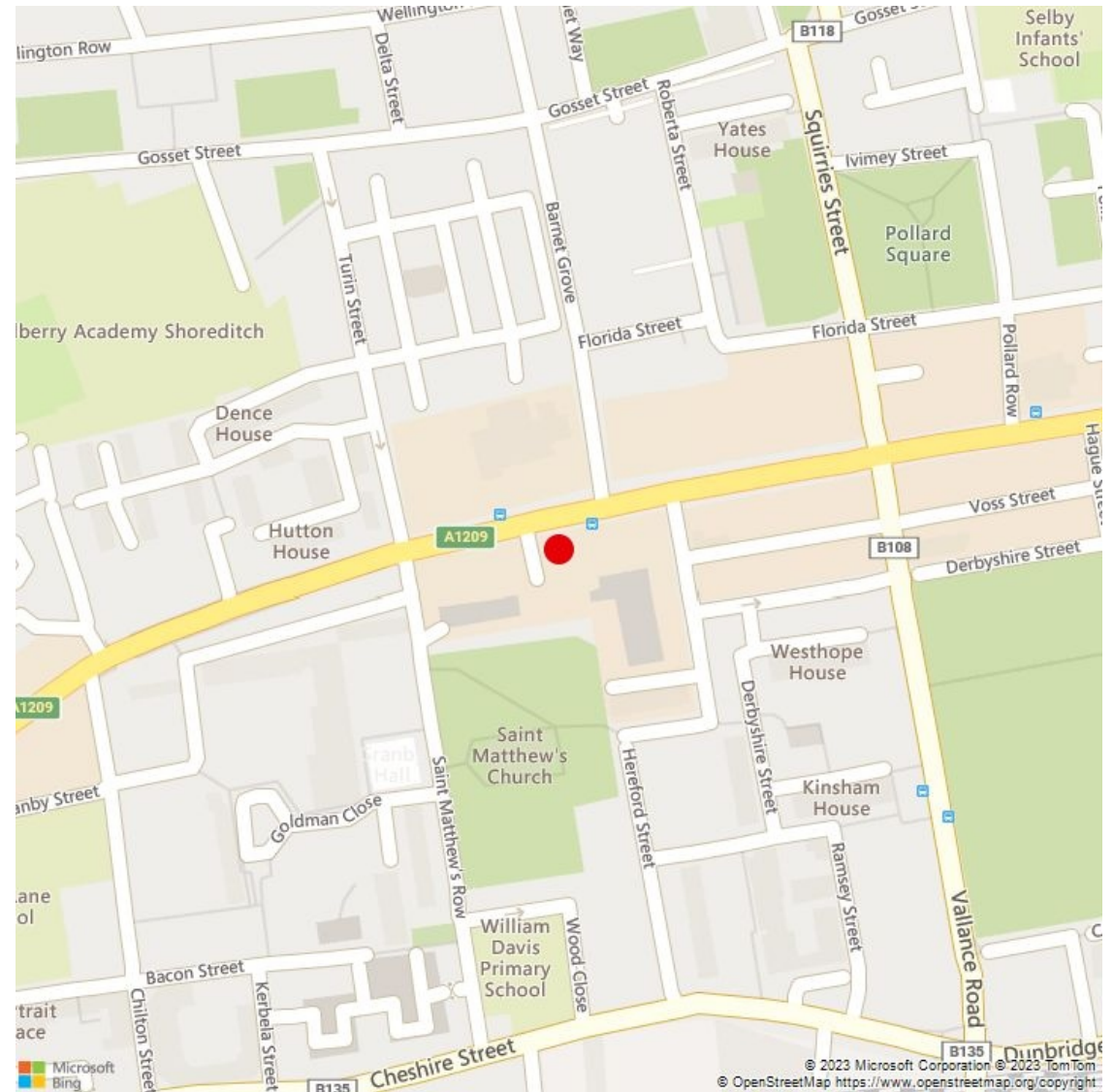
Entrance door into main warehouse, w.c's and kitchen. Door onto mainly open plan space, air conditioned, separate boardroom

First Floor - again mainly open plan, partitioned office, loading door.

Total 3750 sq.ft. approx.

NB. A retail unit and studio flat are available by separate negotiation.

Further details upon request.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com



Rates

Rateable value - £86,500 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

Property is not elected for VAT

Viewing

Via the owners joint sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com