

1 Telfords Yard, 6-8 The Highway, London, E1W 2BQ

TO LET

Office

1,188 sq ft / 110.4 sq m

£31,500 per annum

Ground floor E Class office in a converted warehouse with parking



- One parking space
- On-site porter
- Wood flooring and electric heating
- Two partitioned offices
- Good natural light
- Exposed brickwork
- Fitted kitchen
- WC

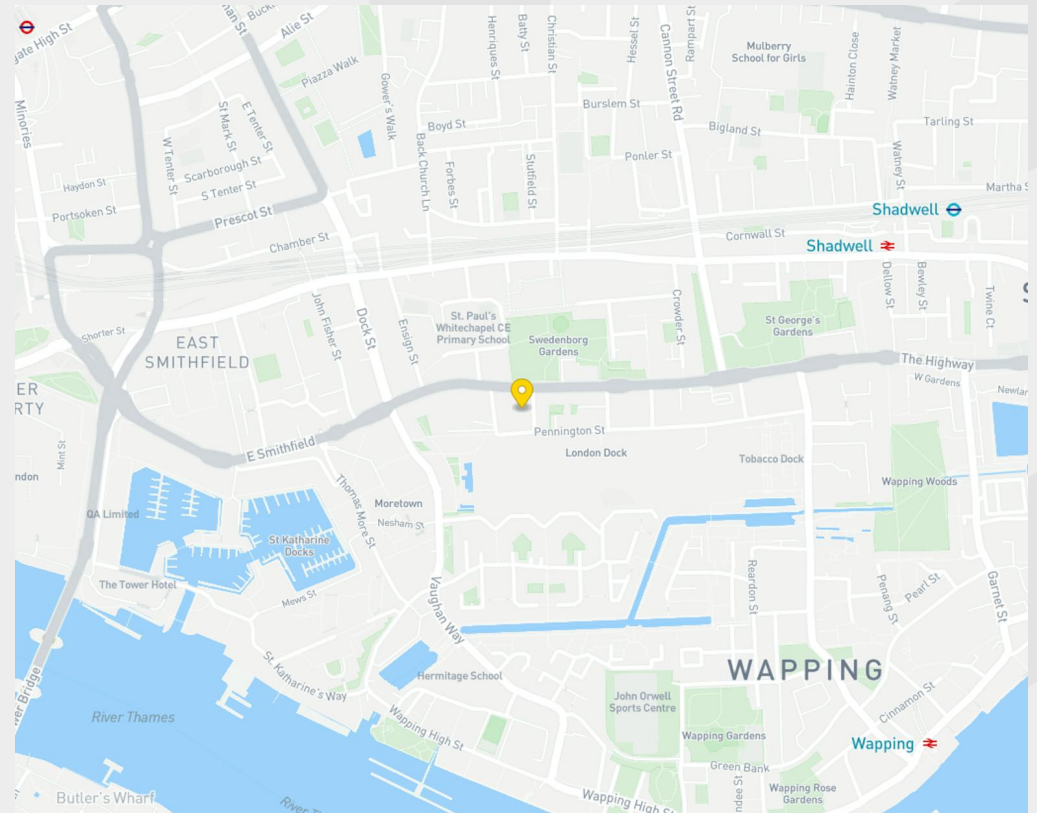


Description

A converted warehouse development originally dating back to the 1800s with an impressive entrance from The Highway. The unit is on the ground floor and is accessed via an attractive courtyard, offering a tranquil space but yet in a busy location.

Location

1 Telfords Yard is located on The Highway close to its junction with Virginia Street. The property is close to Tobacco Dock and St Katherine's Dock and is within easy reach of the City. The development is located between Shadwell station (DLR and overground) and Tower Hill Gateway station (DLR, District and Circle lines). Numerous buses serve the area.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
Ground	1,188	110.37	£31,500 /annum	£9,800 /annum	£7,000 /annum	£48,300	Available

Tenure

New Lease

EPC

D

VAT

Not applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Luke Marioni
07811651752
luke.marioni@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 03/06/2024

Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
Ground	1,188	110.37	£31,500 /annum	£9,800 /annum	£7,000 /annum	£48,300	Available

Tenure

New Lease

Configuration

Not Fitted

EPC

D

VAT

Not applicable

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Luke Marioni
07811651752
luke.marioni@strettons.co.uk



Further Information

[View on Website](#)