

EMPSON STREET
BROMLEY-BY-BOW | E3 3LT

Industrial Warehouse To Let
31,600 sq ft (2,936 sq m)

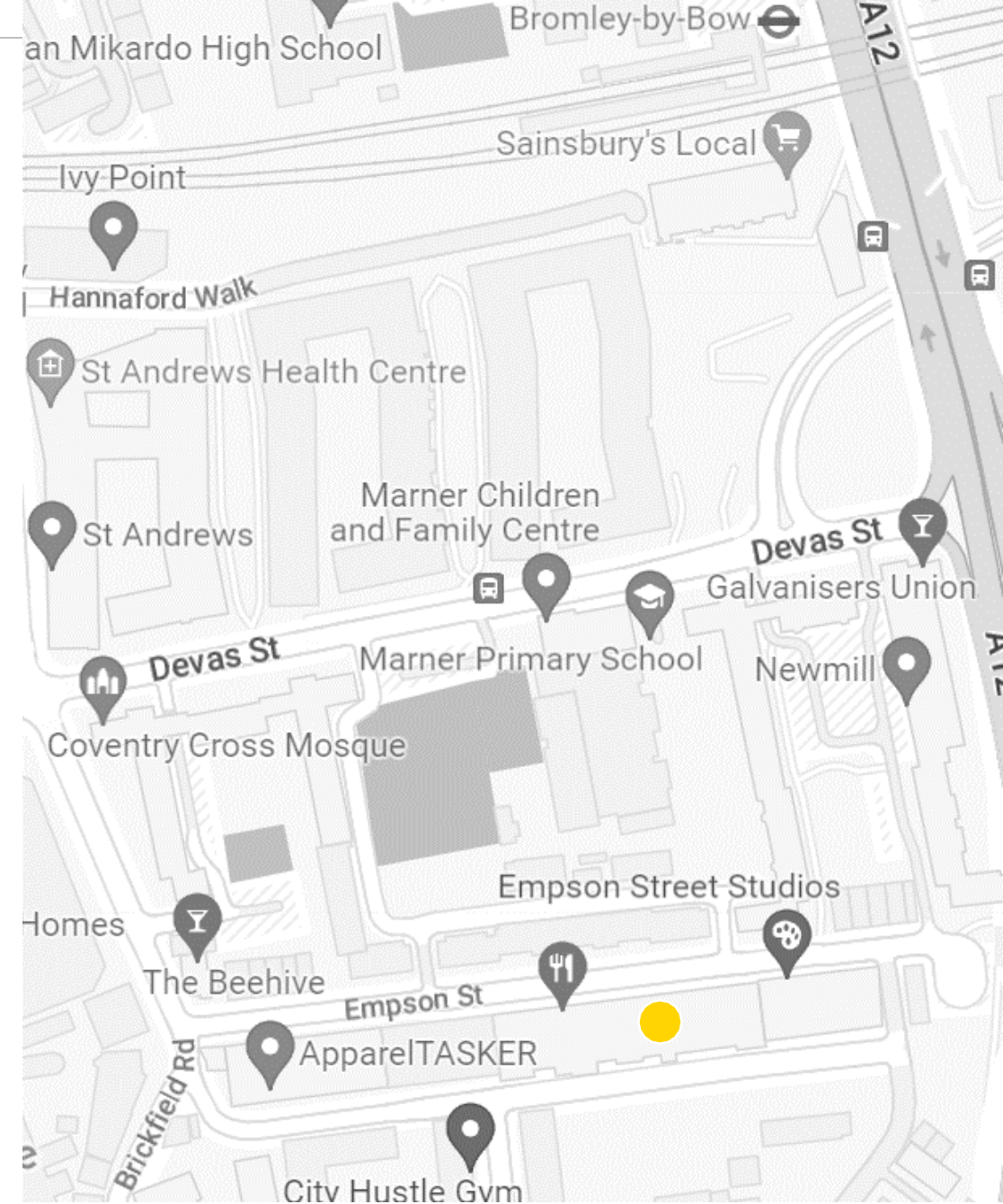


STRETTONS

Location

The property is situated on Empson Street in Bromley-By-Bow, just off the western side of the A12. The A12 links with the A11 to the North (0.7 miles) and the A13 to the South (1.3 miles), with central London just 3 miles away.

Bromley-By-Bow Underground Station is 0.3 miles away, offering the District and Hammersmith & City lines, which provide routes to London Liverpool Street in just 14 minutes.



Connectivity

ROAD

A12	0.3 miles
A11	0.7 miles
A13	1.3 miles

TRANSPORT

BROMLEY-BY-BOW	0.3 miles
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Description

The property comprises a 2-storey mid-terrace industrial warehouse building of concrete frame construction with brickwork elevations underneath a profile-clad roof.

The ground floor benefits from good natural light and provides a large clear floorplate with just one line of columns through the middle supporting the first floor.

The first floor is accessed via an internal stairwell at the north west corner of the building, and a passenger lift and 2 external staircases on the southern elevation of the building. The first floor provides a clear-span open warehouse space which benefits from good natural light from the windows and translucent roof panels within the new roof. Some private offices and male and female WC accommodation are in the south west corner.

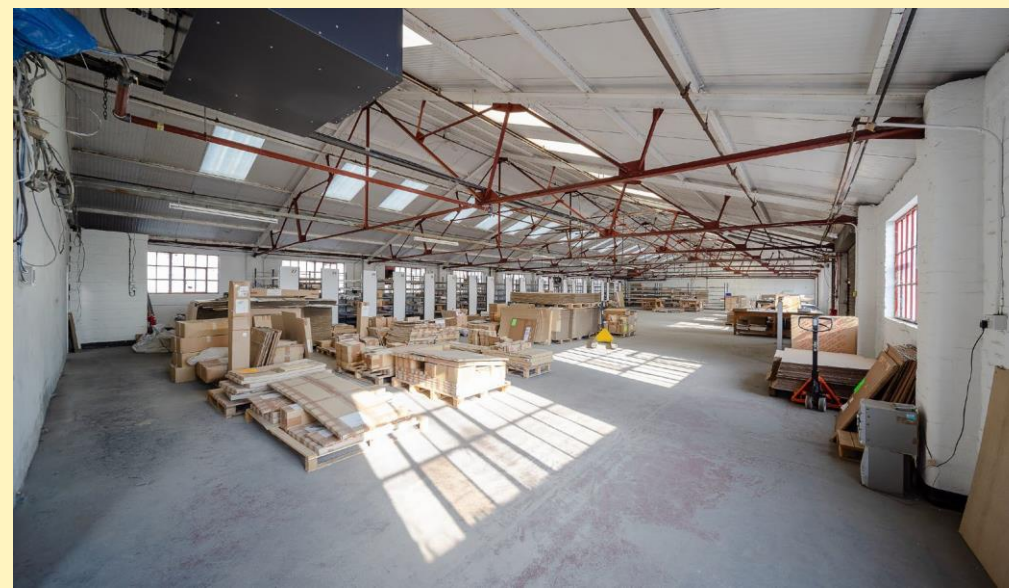
Externally, the unit benefits from approximately 15 parking spaces immediately outside the southern side of the building. Further parking can be arranged nearby upon request.

We have measured the floor areas on a gross internal basis as follows:

ACCOMMODATION	SQ FT	SQ M
GROUND FLOOR	15,800	1,468
FIRST FLOOR	15,800	1,468
TOTAL INTERNAL AREA	31,600	2,936

Amenities

- 1 x roller shutter doors on the ground floor
- 1 x roller shutter door on the first floor with an external loading platform
- Gas fired space heaters
- 3 phase power
- New profile-clad roof
- Male and female WC provisions
- Pedestrian entrance from Empson Street
- 15 parking spaces



3 PHASE
POWER



2 ROLLER
SHUTTER DOORS



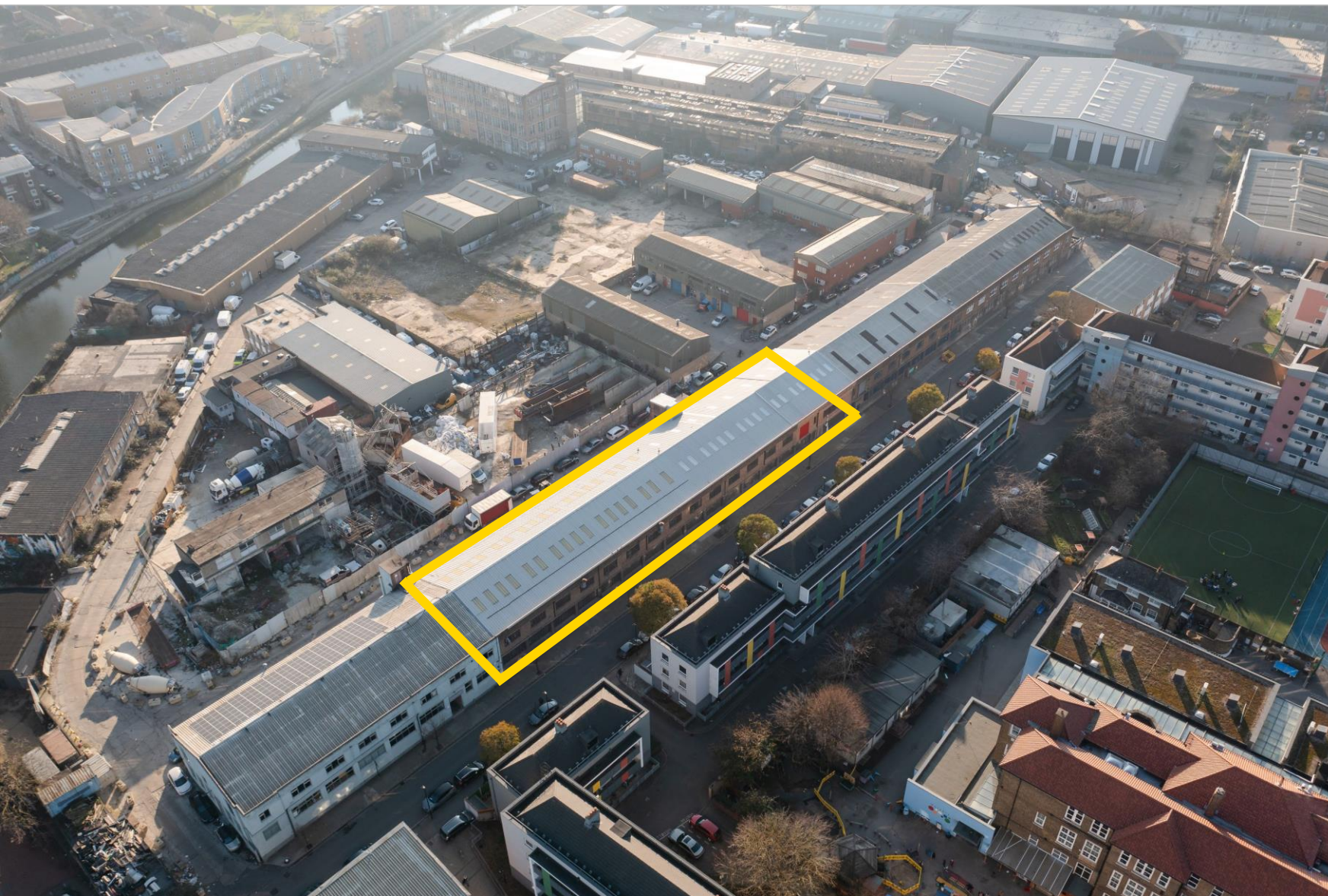
OFFICES



15 PARKING
SPACES



TRANSPORT &
ROAD LINKS



TENURE:

Available upon new lease terms

RENT:

On application

RATEABLE VALUE:

£126,000 (changing to £145,000 in April 2023)

LEGAL COSTS:

Each party to bear their own costs

EPC:

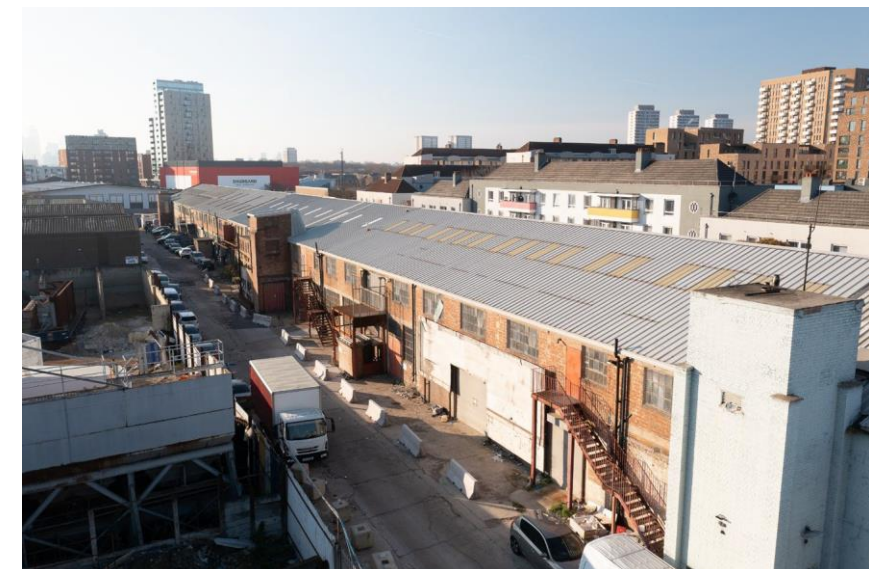
Available upon request

VAT:

Not applicable

AML:

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements.



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