

# Bow Exchange



5 Yeo Street, London E3 3QP

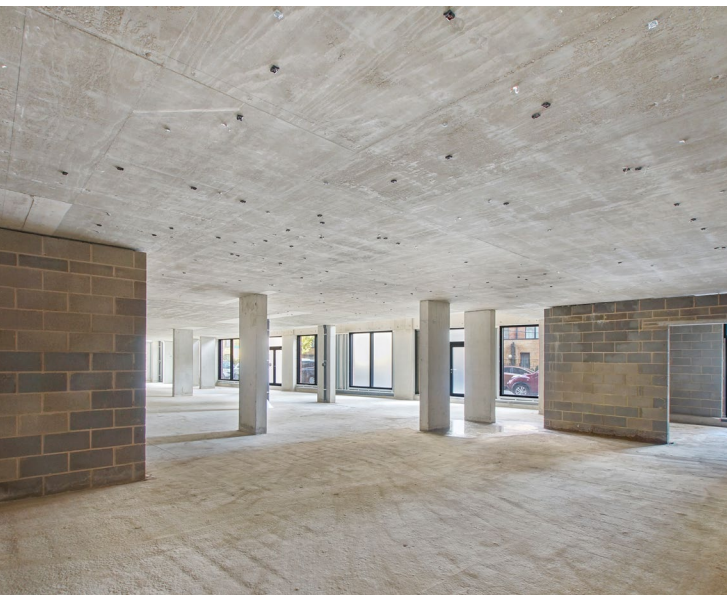
**Affordable workspace of 2,762 sq ft available at a rent of £43,500 per annum exclusive.**

- Commercial units immediately available in shell and core finish for maximum flexibility
- Available separately or together
- Fit-out package can be arranged at additional cost

# Description



The new build scheme contains 92 homes with commercial space on the ground and mezzanine floors. The units are in shell and core condition with capped off services, and share communal outdoor space overlooking Limehouse Cut Canal.



# Accommodation



Bow Exchange, 5 Yeo Street, London, E3 3QP

Size: 1,657 sq ft (154 sq m) to 26,425sq ft (2,455.5 Sq m)



	Ft <sup>2</sup>	M <sup>2</sup>	Price	Rent
Grd Unit 1	560	52	£180,000	£14,000
Grd Unit 2	624	58	£204,000	£15,600
Grd Unit 3	678	63	£221,000	£16,950
Grd Unit 4	813	75.5	£265,000	£20,325
Grd Unit 5	587	54.5	£191,000	£14,675
Grd Unit 6	2,308	214.5	£577,000	£46,200
Grd Unit 7	3,073	285.5	£768,500	£61,500
Grd Unit 8	3,296	306.5	£824,000	£66,000
Mezz Affordable**	2,762	256.6	N/A	£43,500
Mezz 1	1,652	153.5	£372,000	£29,000
Mezz 2	3,422	318	£770,000	£60,000
Mezz 3	6,146	571	£1,383,000	£108,000
<b>Total Internal Area</b>	<b>26,425</b>	<b>2,455.5</b>	<b>£5,637,000</b>	<b>£489,900</b>

# Location



The property is located on Yeo Street, approximately 50 metres from the junction with Morris Road.

The area is undergoing a large amount of regeneration currently, with new build commercial and residential schemes being created in the last few years such as Workspace's c.36,000ft<sup>2</sup> serviced office building at Corsican Square and Berkley Homes 640+ homes scheme on the corner of Yeo Street and Morris Road.

## Local Occupiers:

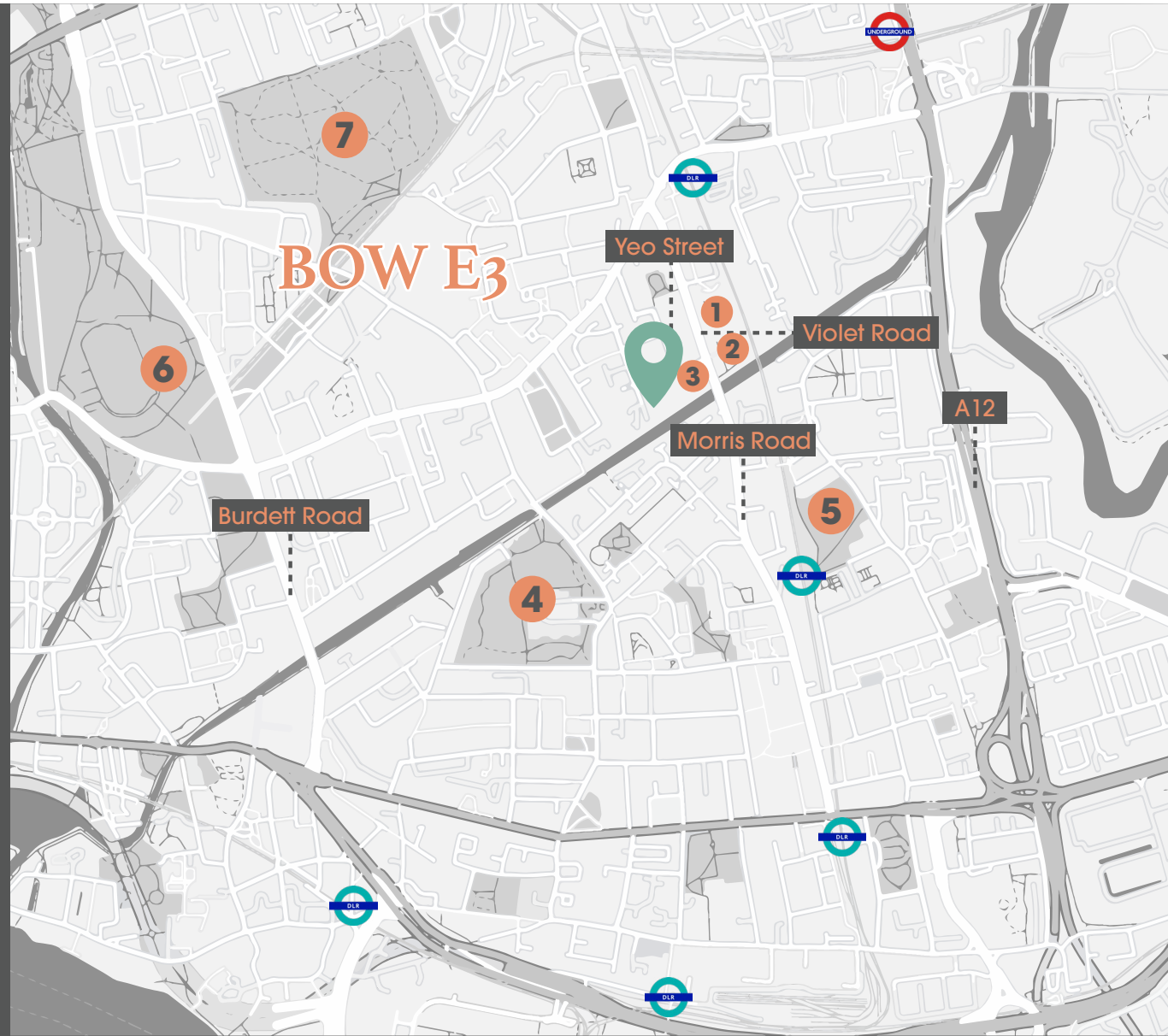
1. Caffé & Chill
2. Energie Fitness
3. Tesco Express

## Local Amenities:

4. Bartlett Park
5. Langdon Park
6. Mile End Park Leisure Centre & Stadium
7. Tower Hamlets Cemetery Park

## Transport Links:

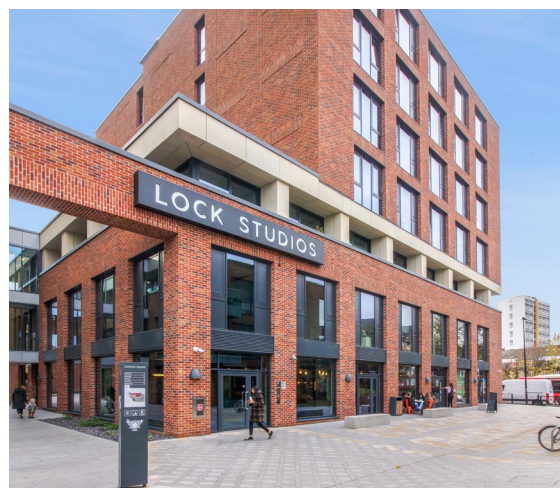
- Devons Road DLR station approx. 400m from the property
- Bromley by Bow underground station located 750m away
- Access to Elizabeth Line, underground and national rail networks 15 mins away at Stratford



# Nearby



Situated in this vibrant East London area which is a buzz with housing, businesses, shops and restaurants whilst also connected to parks, woodlands and waterways.





#### **TERMS**

Available on new 999 year long leaseholds.

#### **BUSINESS RATES**

London Borough of Tower Hamlets TBC.

#### **SERVICE CHARGE**

c.£0.64 per ft<sup>2</sup>.

#### **VAT**

The premises are elected for VAT.

#### **GROUND RENT**

£350 Per annum.

#### **EPC**

EPC to be available on request.

#### **VIEWING**

By appointment with Sole Agents:

#### **Strettons**

Waltham House  
11 Kirkdale Road  
London, E11 1HP

#### **Jamie Mackenzie**

E [jamie.mackenzie@strettons.co.uk](mailto:jamie.mackenzie@strettons.co.uk)  
T 020 8509 4404

#### **Sean Crowhurst**

E [sean.crowhurst@strettons.co.uk](mailto:sean.crowhurst@strettons.co.uk)  
T 07791 849 470

*These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.*