

**NEWLY REFURBISHED
INDUSTRIAL UNIT**

**1,400 SQ FT GROUND FLOOR
SPACE AND 518 SQ FT
MEZZANINE FLOOR**



**STIRLING
ACKROYD**

**263 POYSER STREET
BETHNAL GREEN
LONDON, E2 9RF**

THEARCHCO.COM

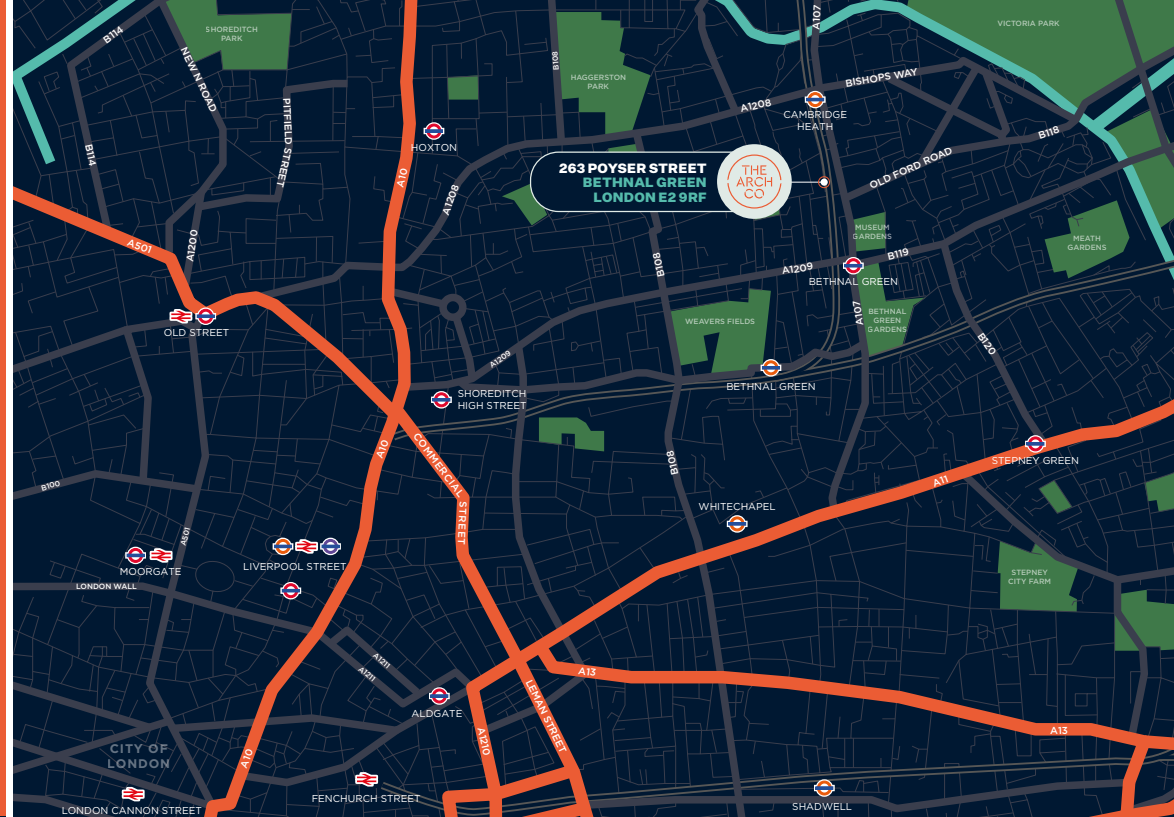
[/// dizzy.codes.mining](http://dizzy.codes.mining)

LOCATION






THIS INDUSTRIAL PROPERTY IS LOCATED ON POYSER STREET, ACCESSED DIRECTLY FROM OLD BETHNAL GREEN ROAD TO THE NORTH AND THE A107 TO THE SOUTH.

This end of terrace property forms part of a terrace of units parallel to the A107 which runs up from Whitechapel to Hackney. Old Bethnal Green Road provides direct access to the City of London in just 23 minutes.

Bethnal Green Station (Underground) is only a 2 minute drive from the property and Cambridge Heath Station (Overground) is only a 3 minute drive. Both Stations are only a 4 minute walk away.



DRIVE TIMES

Bethnal Green Station	 2 mins (0.3 miles)
Cambridge Heath Station	 3 mins (0.2 miles)
Canary Wharf	 17 mins (2.9 miles)
City of London	 23 mins (2.8 miles)
M11 Motorway	 26 mins (12.6 miles)
Blackwall Tunnel Approach (A102)	 30 mins (6.6 miles)

DESCRIPTION

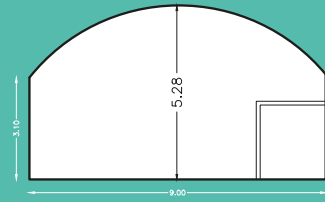
A NEWLY REFURBISHED INDUSTRIAL UNIT NEXT TO BETHNAL GREEN STATION, WITH A MEZZANINE FLOOR TO THE REAR.

The unit benefits from an arch height of ca.5.28m. An electric roller shutter door entrance provides high levels of security, and high-level glazing to the front allows for plenty of natural light. The property is fully lined, with LED lighting across the ground and mezzanine floor, and features a WC facility and 3-phase power.

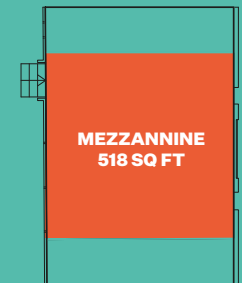
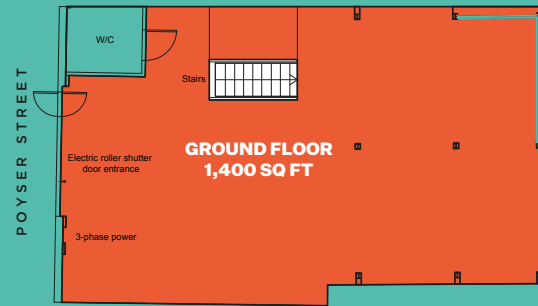
The unit offers accommodation suitable for a variety of light industrial uses.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
GROUND FLOOR	1,400	£49,750
MEZZANINE	518	
TOTAL	1,918	£49,750



Height: 5.28m to the apex of the arch



CAMBRIDGE HEATH ROAD



SPECIFICATION

	Newly refurbished		Arch height ca. 5.28m		LED lighting
	Mezzanine floor		Electric roller shutter		3-phase power
	WC facilities		Concrete flooring		Fully lined

BUSINESS RATES

This property is currently unrated. Please check the exact amount payable with the VOA.

COSTS PER ANNUM

Rent	£49,750
Service Charge	n/a
Insurance	£565.22 (subject to change)

Indicative total monthly costs **£4,192.94**.

All figures quoted are exclusive of VAT which is applicable.

EPC

The property has an EPC rating of 'A'.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

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