

# ARCHES 9A & 10A CUDWORTH STREET

BETHNAL GREEN  
LONDON E1 5QU

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**TO LET**  
**NEWLY REFURBISHED**  
**INDUSTRIAL UNITS**  
**2,010 & 2,070 SQ FT**



# SPACE TO THRIVE



ARCHES  
9A & 10A  
**CUDWORTH  
STREET**

**Two newly refurbished units  
suitable for light industrial or  
storage use, less than one minute  
from Bethnal Green Overground  
Station.**

Both benefit from good loading and parking facilities via self-contained and secure yards. They each feature 3-phase power, a WC, and electric roller shutters.

There is also an opportunity to take both arches and link them via the adjoining wall.



# LOCATION

**THE UNITS ARE LOCATED ON CUDWORTH STREET CLOSE TO THE JUNCTION WITH TAPP STREET, LESS THAN A ONE MINUTE WALK FROM BETHNAL GREEN OVERGROUND STATION.**

Cudworth Street links to Cambridge Heath Road (A107) to the east which in turn links to Hackney Road (A1208) providing access to the City of London in just 14 minutes by car.

Bethnal Green Overground provides access to overground and Greater Anglia rail services direct to Liverpool Street.

# TRAVEL TIMES

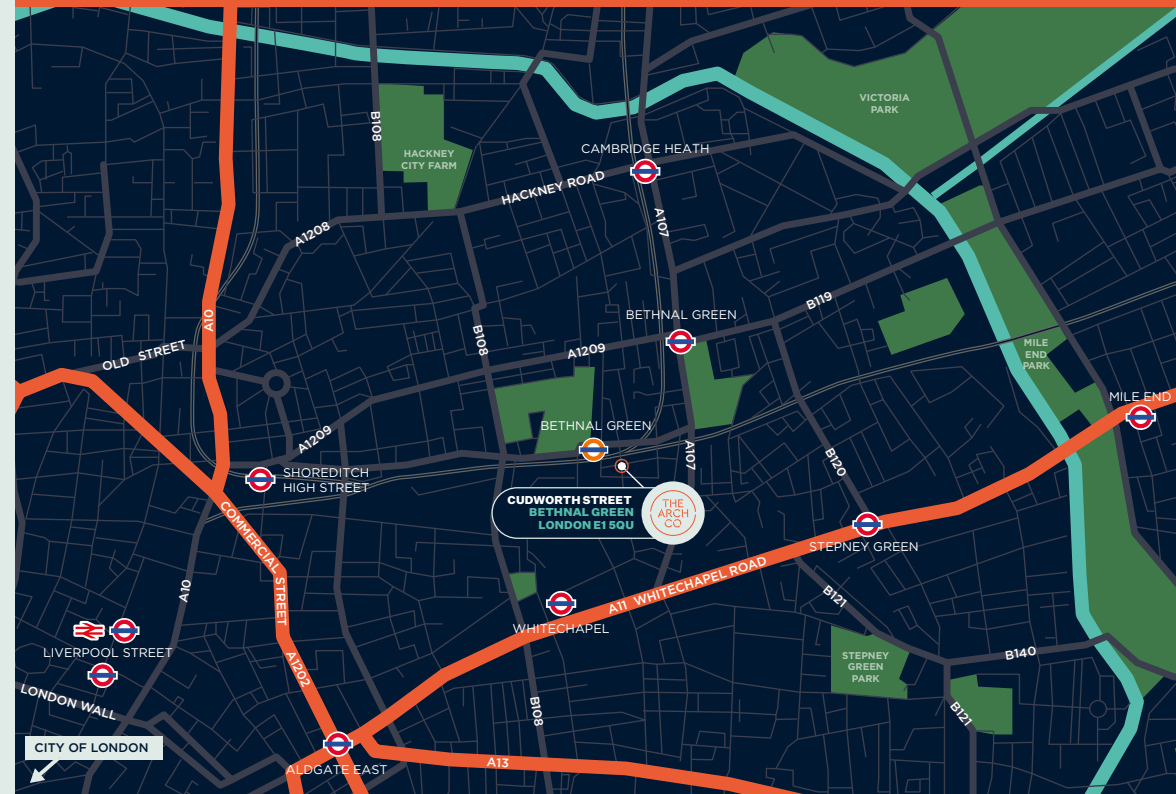
Bethnal Green Overground Station   <1 min (347 feet)

Bethnal Green Underground Station   9 mins (0.4 mile)

City of London   14 mins (2.1 miles)

Canary Wharf   14 mins (3.3 miles)

Central London   35 mins (4.1 miles)





# ACCOMMODATION

UNIT	SQ FT	RENT PA
9A	2,070	£54,000
10A	2,010	£52,500
<b>TOTAL</b>	<b>4,080</b>	<b>£106,500</b>

- New-to-market, fully refurbished units featuring an electric roller shutter entrance, separate personnel entrance, 3-phase power and a WC.
- Private and secure yard to each property, providing good loading and parking facilities.
- Available as two individual units, or one larger unit with scope to link the two arches together with an adjoining wall.
- Great location in Bethnal Green, less than one minute from Bethnal Green Overground Station.

# SPECIFICATION



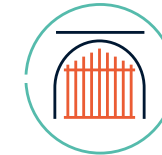
**Personnel**  
entrance door



**Power**  
points



**Electric roller**  
shutter doors



**Self-contained**  
& secure yard



**3-phase**  
power



**DDA Compliant**  
WC



## COSTS PER ANNUM

Unit	9a	10a
Rent	£54,000	£52,500
Service Charge	£0	£0
Insurance ca.	£325	£325
Business Rates	Enquire with the VOA.	

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

A rating.

## 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

Strictly by appointment via Sole Letting Agents Stirling Ackroyd.

**NICHOLAS WESTRAY**

**020 3911 3672**

**07932 707 071**

**[nwestray@stirlingackroyd.com](mailto:nwestray@stirlingackroyd.com)**

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

**Conditions under which these particulars are issued.** Stirling Ackroyd are obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective Purchaser or Lessee may be requested to provide information in connection with Stirling Ackroyd's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 including as regards - verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction and assessing the level of risk that the transaction poses.

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