

5,715 SQ FT

**OPEN STORAGE
SITE**



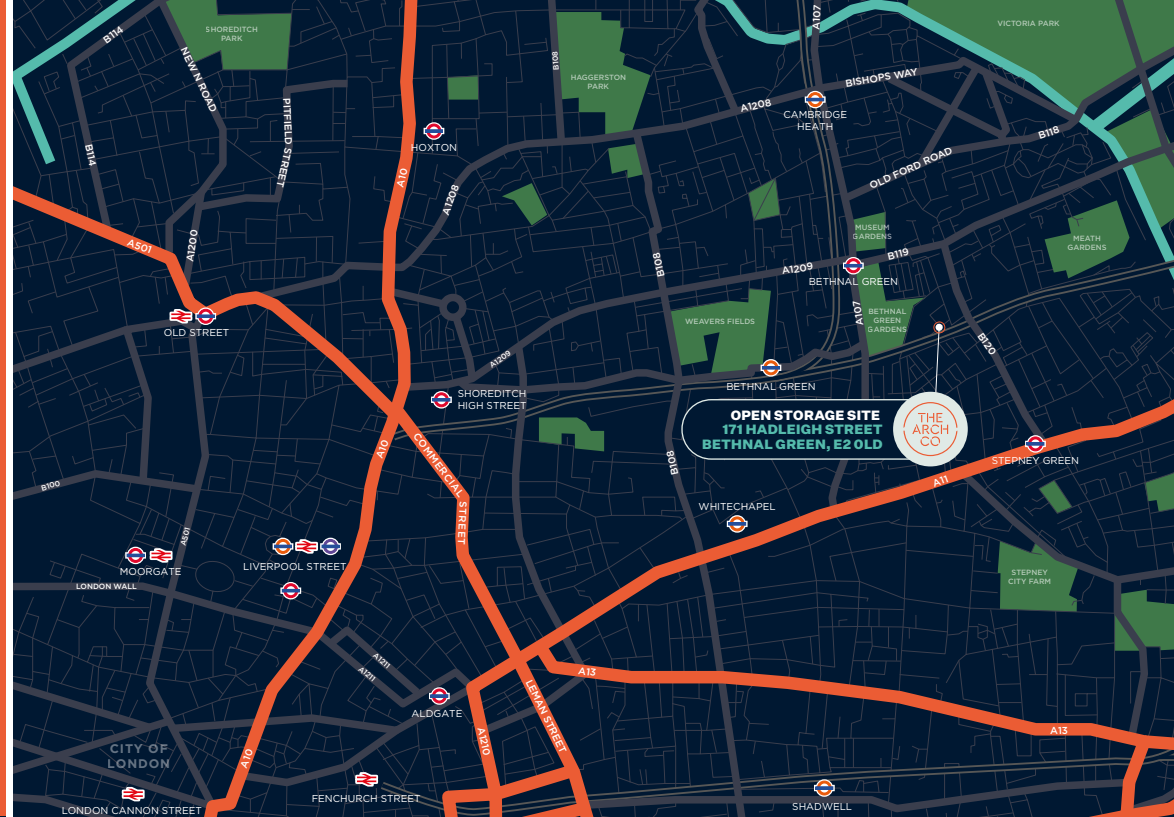
OPEN STORAGE SITE 171 HADLEIGH STREET BETHNAL GREEN, E2 OLD

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LOCATION

HADLEIGH STREET IS ACCESSED VIA SCEPTRE ROAD AND PORTMAN PLACE, WHICH BOTH RUN OFF THE GLOBE ROAD (B120).

Bethnal Green Overground and Underground Stations are circa 7 minutes' walk away. The surrounding area comprises residential properties, a community centre, schools and workshop type businesses. The neighbouring occupiers along the arch run include MOT workshops, and car and tyre repair services.



DRIVE TIMES

Bethnal Green Underground Station		3 mins (0.4 miles)
Bethnal Green Overground Station		4 mins (0.6 miles)
Canary Wharf		15 mins (2.5 miles)
City of London		25 mins (3.4 miles)
Central London		38 mins (4.5 miles)
North Circular		50 mins (9 miles)

DESCRIPTION

SECURE AND SELF-CONTAINED OPEN STORAGE SITE WITH PALISADE FENCING AND PALISADE ENTRANCE GATES, JUST 3 MINUTES' DRIVE FROM BETHNAL GREEN STATION.

The site is located beneath the railway viaduct and features secure palisade fencing and gates. The land is cobbled and benefits from a standalone WC block.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
SECURE AND COVERED LAND	5,715	£37,150



SPECIFICATION



24/7
access



Palisade
fencing



Palisade
gates



WC
facilities



Great
location



3-phase
electricity

COSTS PER ANNUM

Rent	£37,150
Service Charge	n/a
Insurance	£34.72
Business Rates	Check with the VOA.

Indicative total monthly costs **£3,099**.

All figures quoted are exclusive of VAT which is applicable.

EPC

N/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

Strictly by appointment via Joint Sole Letting Agents
Stirling Ackroyd and Gerald Eve LLP

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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.

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