

**NEWLY REFURBISHED
LIGHT INDUSTRIAL
UNIT**



UNIT 57 & 58 ROYAL MINT STREET LONDON, E1 8LG

THEARCHCO.COM

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LOCATION

THIS LIGHT INDUSTRIAL UNIT IS LOCATED ON ROYAL MINT STREET IN SHADWELL, JUST 14 MINUTES' DRIVE FROM LIVERPOOL STREET STATION.

The site can be accessed via Cable Street, Dock Street or Lemn Street. Shadwell Overground and DLR stations and Tower Bridge Underground are in close walking distance offering good connections to and from the city. Central London can be reached in 25 minutes.

The neighbouring arches are occupied by Enterprise and Pedi Van.

SPECIFICATION



Prime location



Water supply



External parking



3-phase power



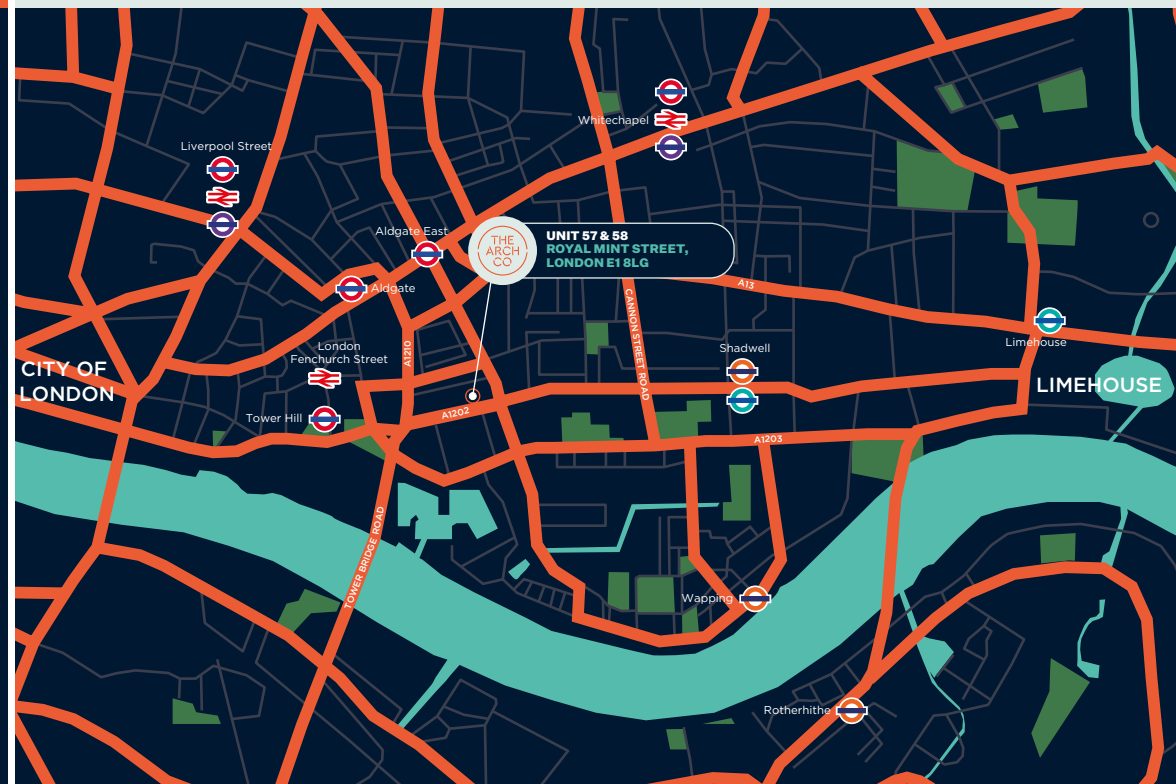
ca. 4.26m & 4.74m arch height



Fully lined

DRIVE TIMES

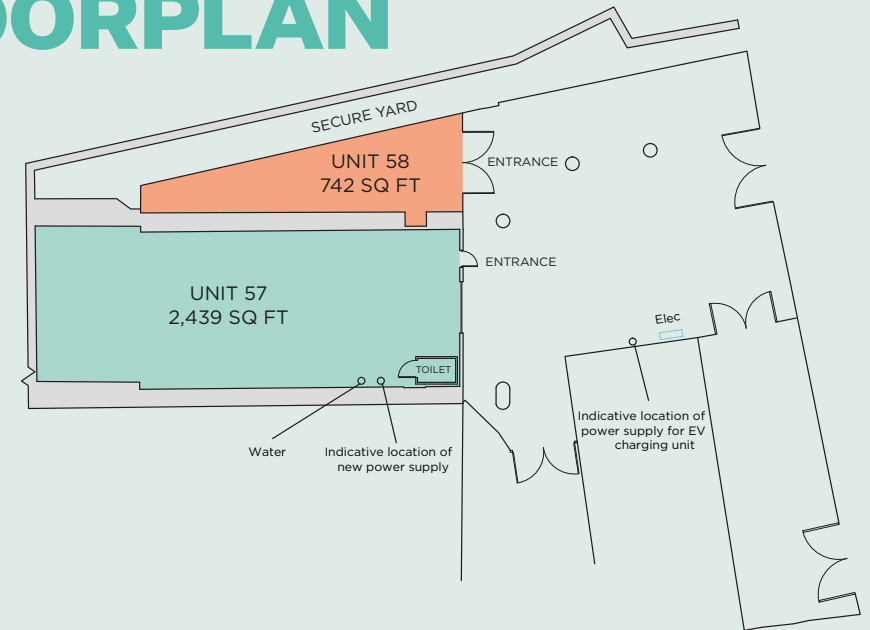
Shadwell Station	
Aldgate East	
Liverpool Street	
Canary Wharf	
Limehouse Station	
Central London	
North Circular	



ACCOMMODATION

DESCRIPTION	SQ FT	SQ M	RENT PA
UNIT 57	2,439	227	£63,500
UNIT 58	742	69	
TOTAL	3,181	296	£63,500

FLOORPLAN



DESCRIPTION

THIS IS A NEWLY REFURBISHED LIGHT INDUSTRIAL SPACE, OFFERING AN ARCH SUITED TO A VARIETY OF OCCUPIERS.

The space is lined to prevent water ingress, and features arch heights of ca. 4.26m and 4.74m, newly installed electric roller shutter doors, 3-phase power, and water services. Arch 58 is secured with palisade fencing and offers additional covered storage.

Available for immediate use.



Indicative image

ANNUAL OUTGOINGS

Rent	£5,291.67
Business Rates	£2,203.92 (est)
Insurance	£41.04

Indicative total monthly costs: **£7,536.63**.

All figures quoted are exclusive of VAT, which is applicable.

PLANNING

Open E class - light industrial and land.

EPC

B.

BUSINESS RATES

We advise checking exact business rate amounts with the VOA.

TERMS

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

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

VIEWING

For further information about the building or to arrange a viewing please contact the agents Gerald Eve.

FURTHER INFORMATION

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