

# SUTTON STREET

160-163 SUTTON STREET  
LONDON E1 0BG

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## TO LET

NEWLY  
REFURBISHED  
SELF-CONTAINED  
INDUSTRIAL UNIT  
9,450 SQ FT WITH  
2,260 SQ FT LAND





# WORK MAKE THRIVE



SUTTON  
STREET

**The site comprises 4 newly refurbished industrial units available as one self-contained unit, accompanied by its own private yard.**

Unit height ranges between 4.68-5.06m. Each unit features a newly installed electric roller shutter door, as well as 3-phase power, full lining, and fluorescent strip lighting. The yard and site is secured with palisade fencing and gates.

Immediately to the north of the site are residential properties, and to the west occupiers including wholesale retailers, car repair businesses, furniture retailers, and last mile grocery delivery businesses.

This unit has B8 planning, suitable for storage, distribution, & warehouses.

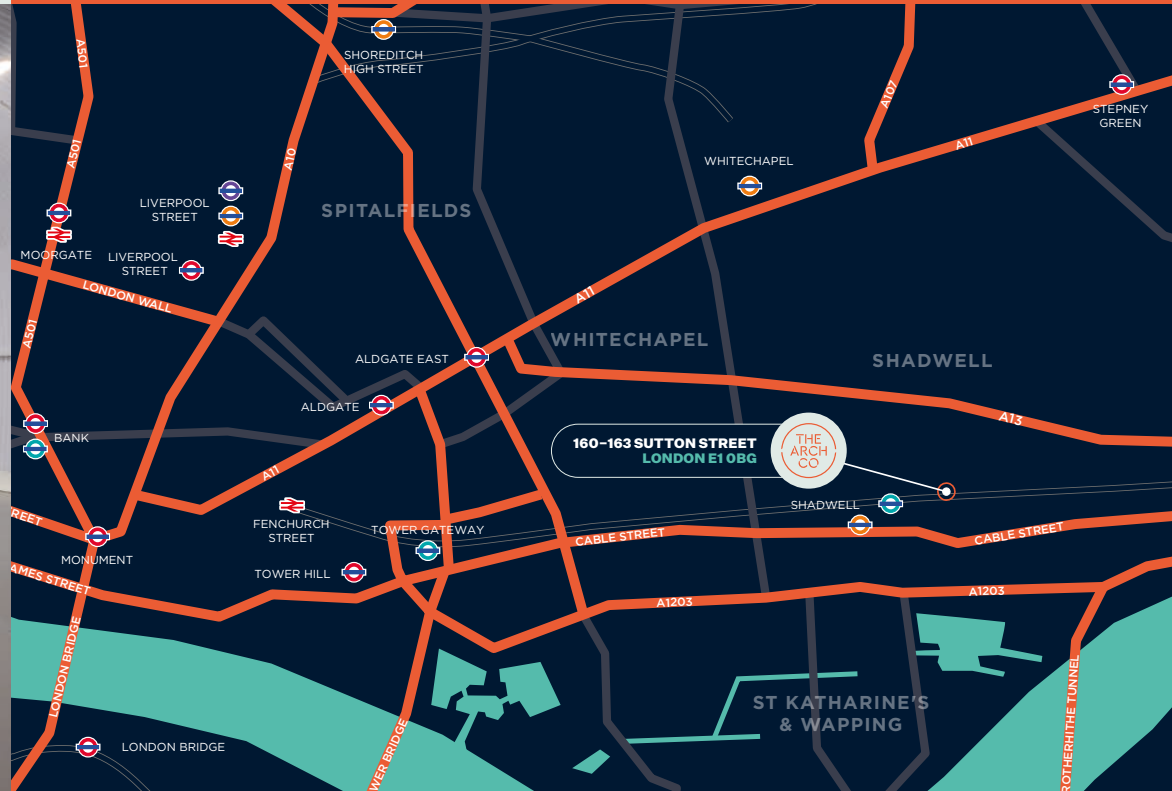
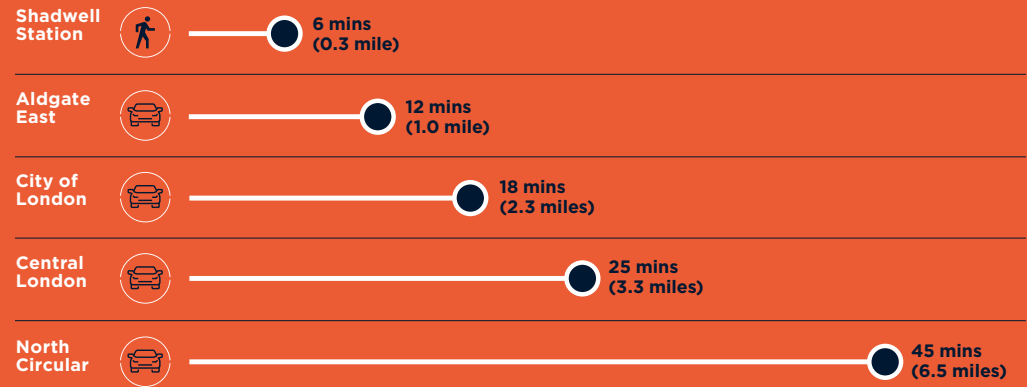


# LOCATION

**A RARE SITE AVAILABLE WITH A SELF-CONTAINED YARD LOCATED IN CLOSE PROXIMITY TO SHADWELL OVERGROUND AND DLR STATIONS AND TOWER BRIDGE UNDERGROUND.**

The property is situated off Sutton Street, access via the A13 or A1203, providing excellent transport links. The City of London can be reached in 18 minutes by car, and Central London in 25 minutes.

# TRAVEL TIMES







# SHADWELL

OVERGROUND

Tickets

CCNY

Trains

Way out

OVERGROUND

Fire Alarm Pull Station

# ACCOMMODATION

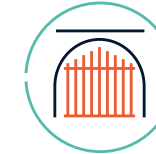
DESCRIPTION	SQ FT	RENT PA
UNIT 160-163	9,450	£135,000
LAND	2,260	
<b>TOTAL</b>	<b>11,720</b>	<b>£135,000</b>

- Newly refurbished industrial unit.
- A large self-contained property comprising 4 units.
- Private yard secured with palisade fencing, suitable for vehicular access.
- 18 minutes' drive from the City of London.

# SPECIFICATION



**24/7**  
access



**Self-contained**  
site



**Vehicular**  
access



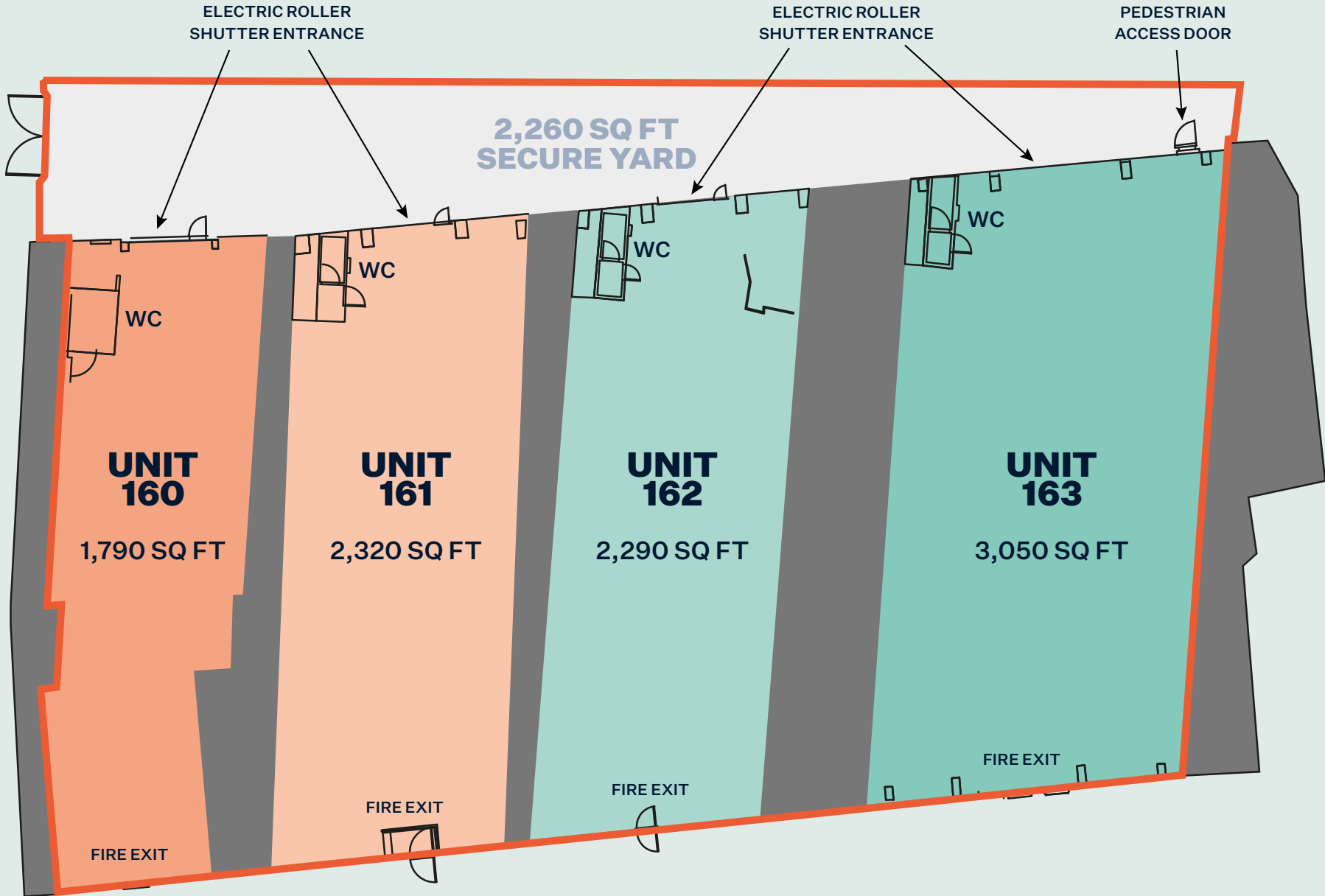
**WC**  
facilities



**3-phase**  
power supply



**Arch height**  
4.68-5.06 metres



ELECTRIC ROLLER SHUTTER ENTRANCE

ELECTRIC ROLLER SHUTTER ENTRANCE

PEDESTRIAN ACCESS DOOR

2,260 SQ FT  
SECURE YARD

**UNIT 160**

1,790 SQ FT

WC

FIRE EXIT

**UNIT 161**

2,320 SQ FT

WC

FIRE EXIT

**UNIT 162**

2,290 SQ FT

WC

FIRE EXIT

**UNIT 163**

3,050 SQ FT

WC

FIRE EXIT



## COSTS PER ANNUM

Rent	£135,000
Service Charge	n/a
Insurance	£2,210
Business Rates	£39,680

Indicative total monthly costs **£14,700.**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

B 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

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

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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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