

229-232 CAROLINE STREET

LIMEHOUSE E1 OHS

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TO LET

NEWLY REFURBISHED
7,120 SQ FT INDUSTRIAL
UNIT WITH A 2,530 SQ FT
PRIVATE YARD



SPACE TO THRIVE @

229-232
**CAROLINE
STREET**

**4 newly refurbished industrial
units available as one large
7,120 sq ft unit located just off
the A13 in Limehouse.**

The industrial unit is fully refurbished, and benefits from its own 2,530 sq ft private yard suitable for multiple vehicle access, and loading to the front of the unit. The unit is easily accessible via electric roller shutters. A WC and kitchenette has been installed, as well as LED lighting and 3-phase power.

The unit has E(g)iii and B8 planning, suitable for industrial uses such as manufacturing, or storage and distribution. Other uses considered, subject to planning permissions.



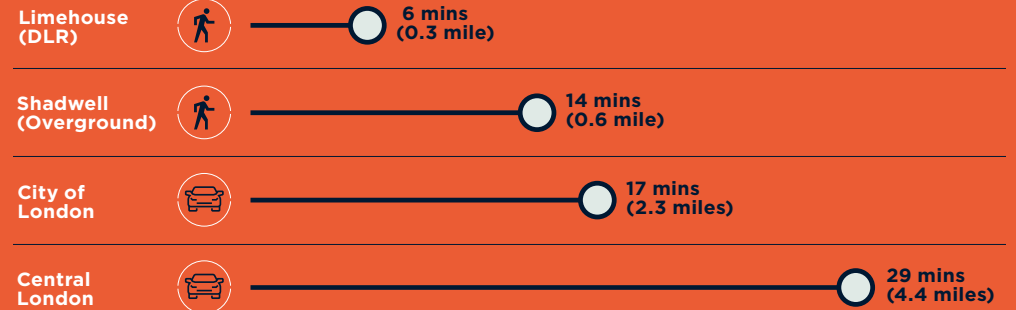
LOCATION

LOCATED OFF CAROLINE ROAD WHICH IS ACCESSED VIA A13 COMMERCIAL ROAD (TO THE NORTH) AND CABLE STREET (TO THE SOUTH).

The unit is situated within the viaduct which serves the DLR line, and is located a 6-minute walk from Limehouse Station. Vehicle access is primarily via the east of the site from Ratcliffe Cross Street. A separate pedestrian gate is located at the western end of the site from Boulcott Street.

Situated just off of the A13, the unit is perfectly located to easily reach the City of London in 17 minutes by car, and Central London in 29 minutes by car.

TRAVEL TIMES

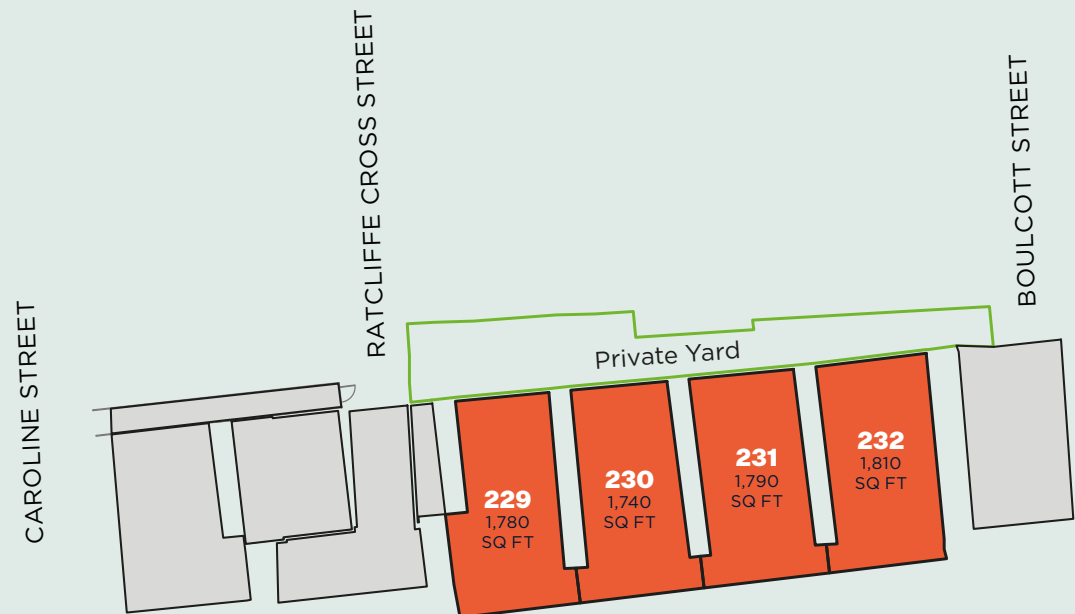




ACCOMMODATION

UNIT	SQ FT	RENT PA
229	1,780	£140,000
230	1,740	
231	1,790	
232	1,810	
LAND	2,530	

- Newly refurbished industrial unit accessed via electric roller shutters, and benefitting from a new WC, Kitchenette, and 3-phase power.
- Benefits from its own private yard to the front, providing ample space for parking and loading.
- Well-located just off the A13, within easy reach of the City of London in just 17 minutes by car.
- This space is currently available for occupancy, making it a potentially attractive option for those looking to move in by Spring 2024, and seeking a dynamic and well-connected environment.





SPECIFICATION



24/7
access



Fully
refurbished



Electric
roller
shutters



WC
facilities



Kitchenette



LED
lighting

COSTS PER ANNUM

Unit	229 - 232
Rent (pa)	£140,000
Service charge (pa)	None
Insurance (pa)	£TBD
Business Rates (pa)	Check with the VOA

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 about the building or to arrange a viewing please contact our enquiries team:

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.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.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued April 2024.



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