

**NEWLY
REFURBISHED
INDUSTRIAL UNIT
850 SQ FT**



ARCH 87 CABLE STREET LONDON, E1 1LX

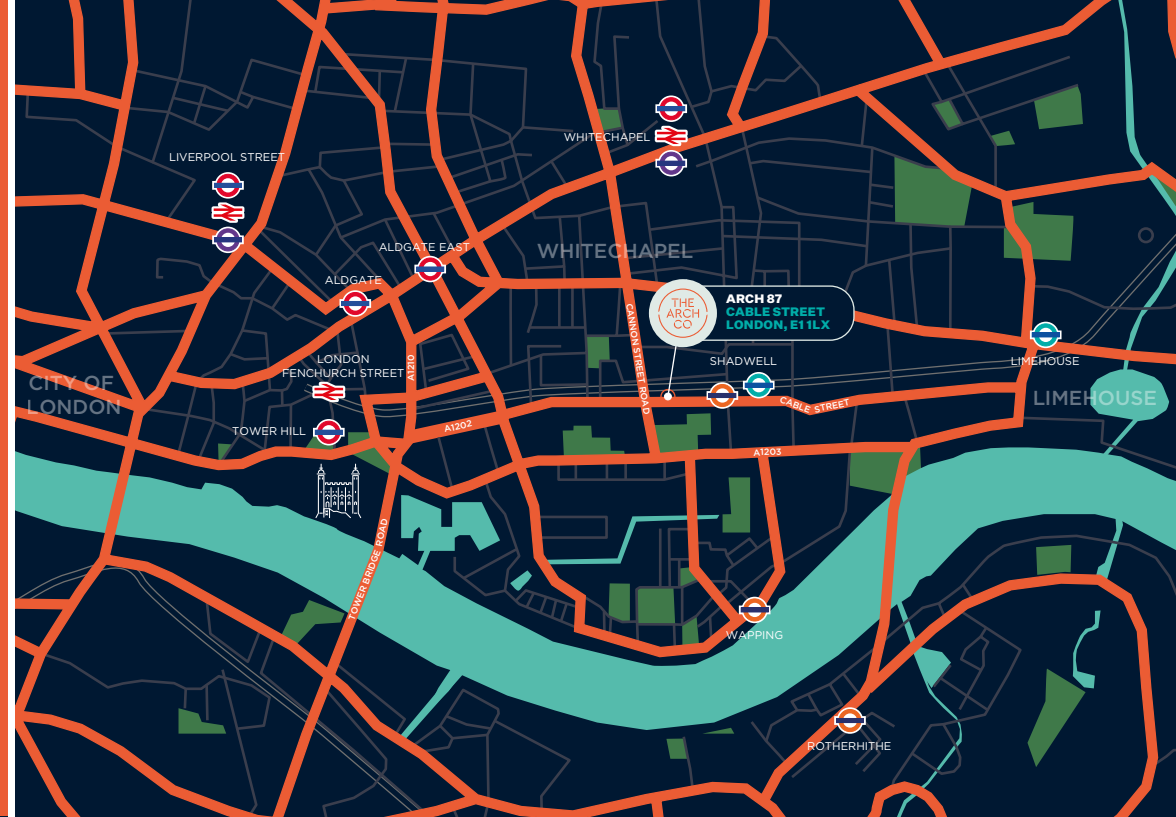
THEARCHCO.COM **/// tells.short.flops**

LOCATION

**LOCATED ON CABLE STREET,
WHICH IS ACCESSED VIA THE A1203
BY CANNON STREET ROAD.**

The area to the south of the property comprises of multi-storey residential flats, and the neighbouring arches are occupied by various different operators including dark kitchens and a small food market.

87 Cable Street is just 7 minutes' drive away from Shadwell Overground and DLR stations to the East and 9 minutes' drive from Tower Bridge Underground and Tower Hill DLR to the West. Links to the A11 provide access to The City of London with just a 14 minute drive.



DRIVE TIMES

Shadwell Station	
Tower Hill Station	
City of London	
Central London	
North Circular	

DESCRIPTION

GOOD QUALITY NEWLY REFURBISHED LIGHT INDUSTRIAL AND OFFICE UNIT BENEFITTING FROM A FORECOURT YARD TO THE FRONT.

The unit is accessed via an electric roller shutter door and high level glazing provides plenty of natural light into the space. The property is fully lined, and benefits from a WC, 3-phase power, and LED lighting.

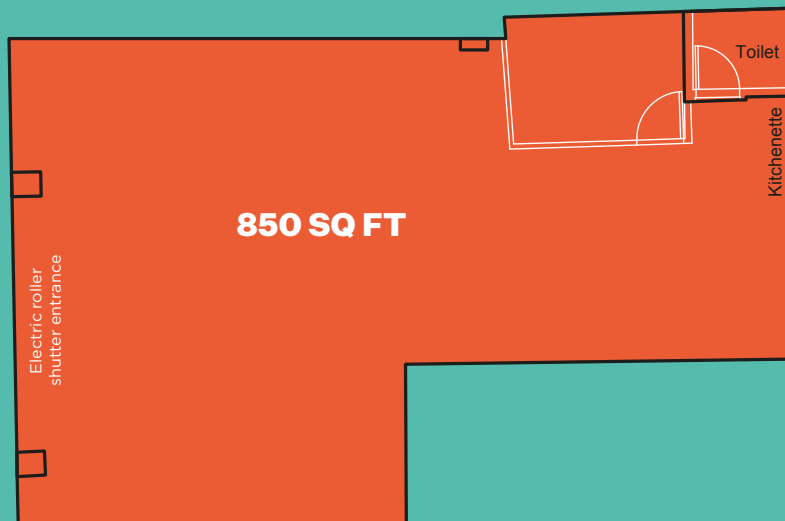
This unit has E(g)iii planning, suitable for a range of industrial uses.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
ARCH 87	850	£18,000



CABLE STREET



SPECIFICATION



Newly
refurbished
unit



Electric
roller
shutter
door



24/7
access



WC
facility



Glazing
to the
frontage



3-phase
power



Forecourt
loading



4.27 - 4.43
metre arch
height

COSTS PER ANNUM

Rent	£18,000
Service Charge	£0
Insurance	£174
Business Rates	To be checked with the VOA.

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

EPC

We are targeting B on completion.

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 & FURTHER INFORMATION

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

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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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