

ARCHES 9A & 10A CUDWORTH STREET

BETHNAL GREEN
LONDON E1 5QU

/// planet.fend.sings

TO LET
NEWLY REFURBISHED
INDUSTRIAL UNITS
2,010 & 2,070 SQ FT



SPACE TO THRIVE



ARCHES
9A & 10A
**CUDWORTH
STREET**

**Two newly refurbished units
suitable for light industrial or
storage use, less than one minute
from Bethnal Green Overground
Station.**

Both benefit from good loading and parking facilities via self-contained and secure yards. They each feature 3-phase power, a WC, and electric roller shutters.

There is also an opportunity to take both arches and link them via the adjoining wall.



LOCATION

THE UNITS ARE LOCATED ON CUDWORTH STREET CLOSE TO THE JUNCTION WITH TAPP STREET, LESS THAN A ONE MINUTE WALK FROM BETHNAL GREEN OVERGROUND STATION.

Cudworth Street links to Cambridge Heath Road (A107) to the east which in turn links to Hackney Road (A1208) providing access to the City of London in just 14 minutes by car.

Bethnal Green Overground provides access to overground and Greater Anglia rail services direct to Liverpool Street.

TRAVEL TIMES

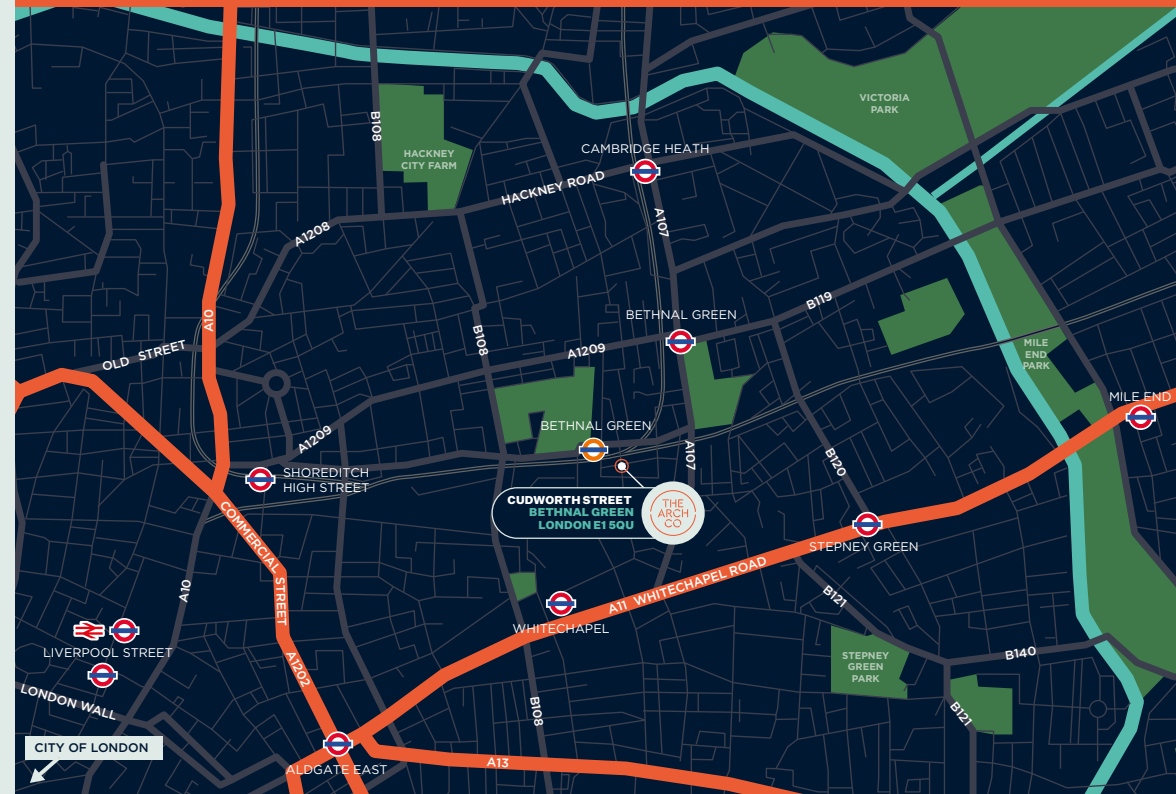
Bethnal Green Overground Station   <1 min (347 feet)

Bethnal Green Underground Station   9 mins (0.4 mile)

City of London   14 mins (2.1 miles)

Canary Wharf   14 mins (3.3 miles)

Central London   35 mins (4.1 miles)





ACCOMMODATION

UNIT	SQ FT	RENT PA
9A	2,070	£54,000
10A	2,010	£53,000
TOTAL	4,080	£107,000

- New-to-market, fully refurbished units featuring an electric roller shutter entrance, separate personnel entrance, 3-phase power and a WC.
- Private and secure yard to each property, providing good loading and parking facilities.
- Available as two individual units, or one larger unit with scope to link the two arches together with an adjoining wall.
- Great location in Bethnal Green, less than one minute from Bethnal Green Overground Station.

SPECIFICATION



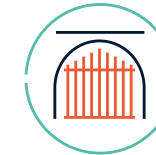
Personnel
entrance door



Power
points



Electric roller
shutter doors



Self-contained
& secure yard



3-phase
power



DDA Compliant
WC



COSTS PER ANNUM

Unit	9a	10a
Rent	£54,000	£53,000
Service Charge	£0	£0
Insurance ca.	£325	£325
Business Rates	Enquire with the VOA.	

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

A 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

Strictly by appointment via 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 December 2023.



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