

**NEWLY REFURBISHED  
INDUSTRIAL UNIT**

**1,500 SQ FT GROUND FLOOR  
SPACE AND 550 SQ FT  
MEZZANINE FLOOR**



**263 POYSER STREET**  
**BETHNAL GREEN**  
**LONDON, E2 9RF**

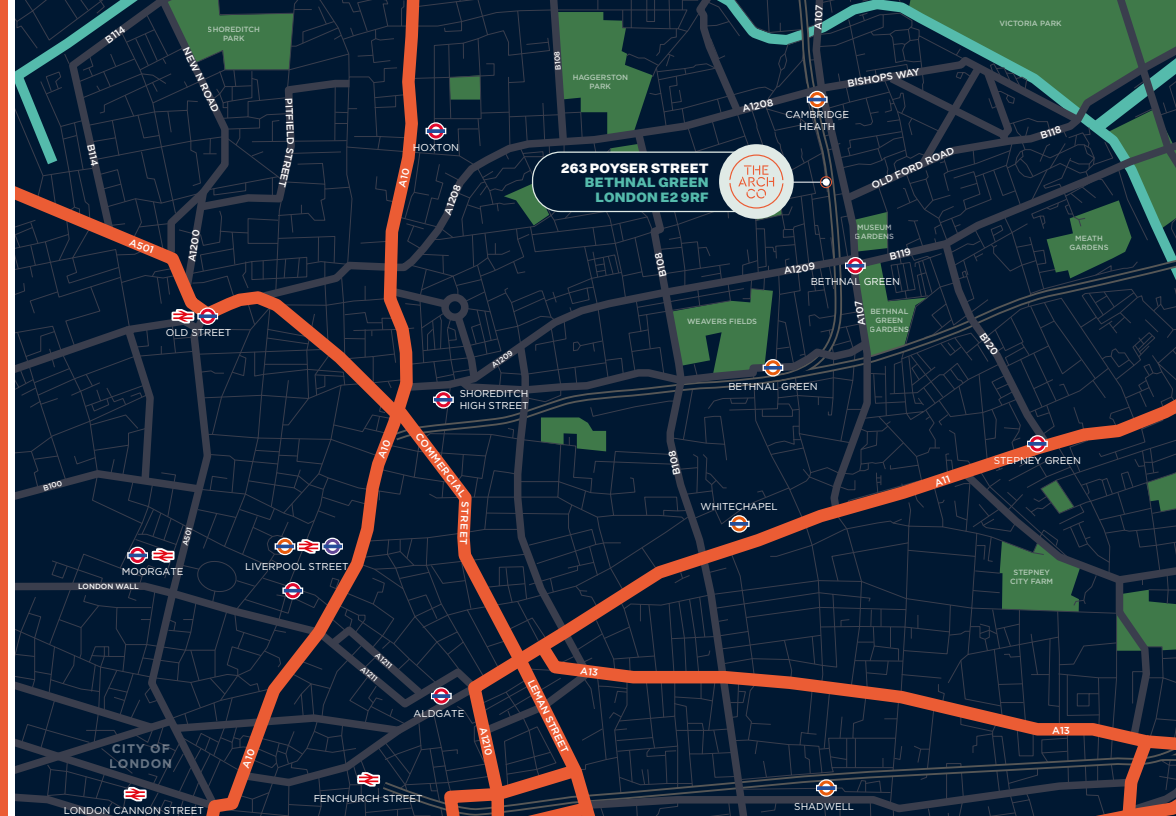
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# LOCATION







**THIS INDUSTRIAL PROPERTY IS LOCATED ON POYSER STREET, ACCESSED DIRECTLY FROM OLD BETHNAL GREEN ROAD TO THE NORTH AND THE A107 TO THE SOUTH.**

This end of terrace property forms part of a terrace of units parallel to the A107 which runs up from Whitechapel to Hackney. Old Bethnal Green Road provides direct access to the City of London in just 23 minutes.

Bethnal Green Station (Underground) is only a 2 minute drive from the property and Cambridge Heath Station (Overground) is only a 3 minute drive. Both Stations are only a 4 minute walk away.



# DRIVE TIMES

Bethnal Green Station	 2 mins (0.3 miles)
Cambridge Heath Station	 3 mins (0.2 miles)
Canary Wharf	 17 mins (2.9 miles)
City of London	 23 mins (2.8 miles)
M11 Motorway	 26 mins (12.6 miles)
Blackwall Tunnel Approach (A102)	 30 mins (6.6 miles)

# DESCRIPTION

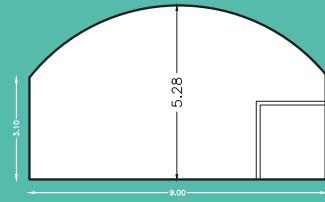
**A NEWLY REFURBISHED INDUSTRIAL UNIT NEXT TO BETHNAL GREEN STATION, WITH A MEZZANINE FLOOR TO THE REAR.**

The unit benefits from an arch height of ca.5.28m. An electric roller shutter door entrance provides high levels of security, and high-level glazing to the front allows for plenty of natural light. The property is fully lined, with LED lighting across the ground and mezzanine floor, and features a WC facility and 3-phase power.

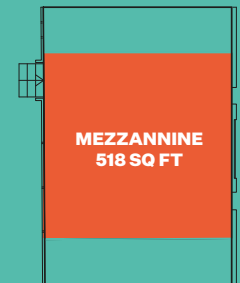
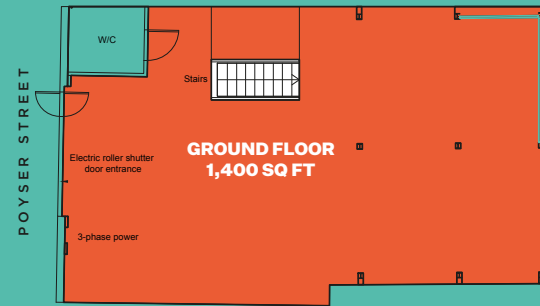
The unit offers accommodation suitable for a variety of light industrial uses.

# ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
GROUND FLOOR	1,500	£47,000
MEZZANINE	550	
<b>TOTAL</b>	<b>2,050</b>	<b>£47,000</b>












Height: 5.28m to the apex of the arch



CAMBRIDGE HEATH ROAD



# SPECIFICATION

 <b>Newly refurbished</b>	 <b>Arch height ca.5.28m</b>	 <b>LED lighting</b>
 <b>Mezzanine floor</b>	 <b>Electric roller shutter</b>	 <b>3-phase power</b>
 <b>WC facilities</b>	 <b>Concrete flooring</b>	 <b>Fully lined</b>



## BUSINESS RATES

This property is currently unrated. Please check the exact amount payable with the VOA.

## COSTS PER ANNUM

<b>Rent</b>	£47,000
<b>Service Charge</b>	n/a
<b>Insurance</b>	£565.22 (subject to change)

Indicative total monthly costs: **£4,100**.

All figures quoted are exclusive of VAT which is applicable.

## EPC

The property has an EPC rating of 'A'.

## 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 October 2023.



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