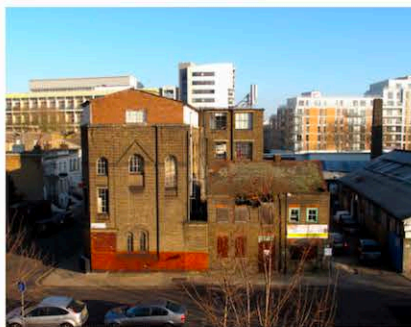


WORKSHOP /  
STUDIO  
SPACE

**TO LET**

PIXLEY STREET  
STUDIOS,  
EAST LONDON



## ADDRESS AND SIZE

East London, E14 7DF

5,700 sq ft

## SUMMARY

Pixley Street is a warehouse/light industrial unit to let in a fantastic location.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

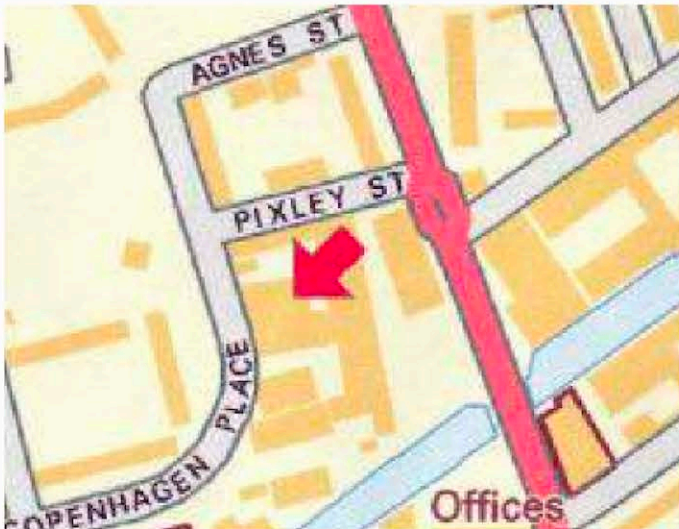
## GET IN TOUCH

☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000

[pallmallestates.co.uk](http://pallmallestates.co.uk)

High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Pixley Street is a warehouse/light industrial unit to let in a fantastic location. The building itself is a single storey brick workshop/warehouse with a loading/unloading dock. There is also a large central yard for loading/unloading, and demised car parking.

This would make an ideal base of operations for any small company seeking to move onto the next phase of their development.

## LOCATION

The site is based in Whitechapel on Commercial Road, a major route to Tower Bridge and an established commercial and retail area. This is a great property in zone 1 of London!

## FEATURES

- Prominent location
- Busy route and established commercial / retail area
- Public transport is close by
- Secure loading yard and demised parking
- Allocated parking
- Roller shutter door
- Central service yard

## APPROXIMATE DRIVING DISTANCES

Commercial Road (A13)	0.3 mile
Canary Wharf	1 mile
London Liverpool Street Station	2.7 miles
London City Airport	3.9 miles
The North Circular (A406)	7.2 miles

## LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014.