



**23 Yorkshire Road, London, E14 7LR**

---

**SMALL INDUSTRIAL UNIT**

- MINIMUM 5M EAVES
- CLOSE TO LIMEHOUSE DLR
- LOADING DOOR

# 23 Yorkshire Road, London, E14 7LR

## Summary

Available Size	845 sq ft
Rent	£20,000 per annum exclusive
EPC Rating	Upon Enquiry

## Description

The unit is a rectangular space accessed through a loading door on Chaseley Street, just off Yorkshire Road. The space is open plan with minimum eaves of 5 meters. The property has spot lights, roof lights and concrete flooring.

## Location

The unit is located to the rear of one of the archways on Yorkshire Road, within the other archways are a number of other small units. The unit lies approximately 0.1 miles to the north of Limehouse DLR which provides access to Canary Wharf in 4 minutes. Yorkshire Road is off the A13 providing good links to Central London and into Essex and the motorway network.

## Accommodation

Description	Size	Availability
Workshop	845 sq ft	Available

## Viewings

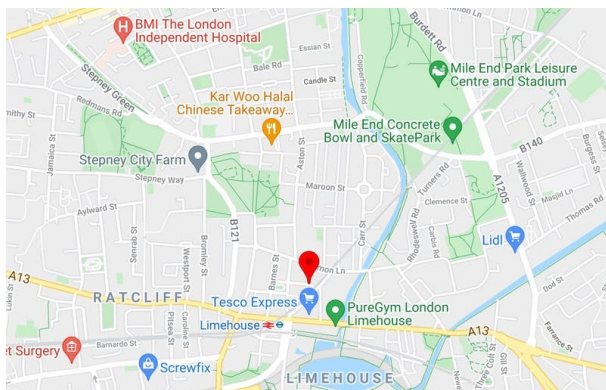
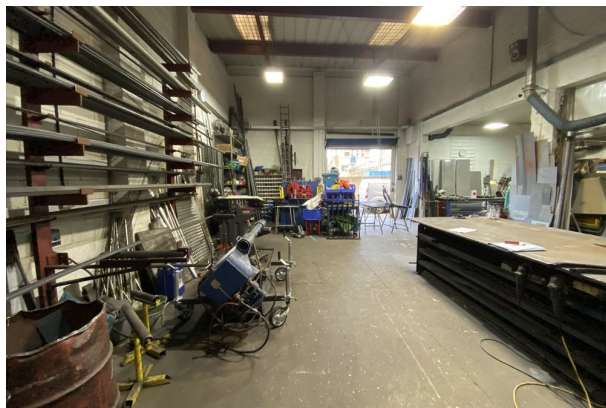
Strictly by appointment through the sole agent, Dobbin and Sullivan.

## Lease

A new full repairing lease for a term to be agreed.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction the applicant to provide an undertaking for abortive legal costs should they withdraw from the transaction for any reason.



## Viewing & Further Information

**Nick Robinson MRICS**  
020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](http://dobbinandsullivan.com)

## Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 29/06/2022