



Reservoir Studios, Unit 46, Ratcliffe Cross Street, London, E1 0HS

A self contained ground floor office / commercial unit laid to open plan layout.

- Modern Constructed Unit
- Excellent decorative order throughout
- Fitted Power and Telephone Supplies
- Limehouse Railway Station (Overground and DLR) 0.2 miles and less than 5 minutes walk.
- Good natural light
- Class E Unit to suit a variety of users

Interested?
Request more information.

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Summary

Available Size	1,000 sq ft
Rent	£30,000.00 per annum
Rates Payable	£9,472 per annum (Based on similar unit £18,250 Rateable Value)
Rateable Value	£18,250
Service Charge	£1,900 per annum
EPC Rating	Upon enquiry

Description

A self-contained ground floor office / commercial unit laid to open plan layout. The suite has a small self-contained kitchen area, large WC and open plan office suite. The unit benefits from electric lighting, painted walls, surface mounted power points and telephone points and is in very good decorative order throughout.

Location

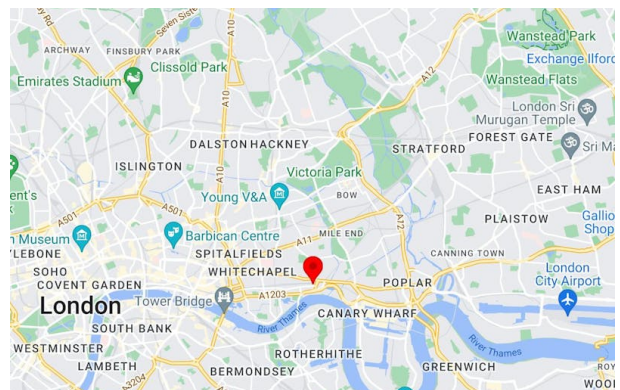
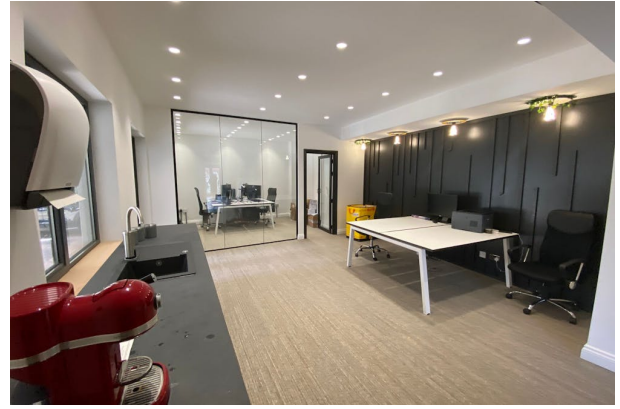
The property is located on the north side of Cable Street between Ratcliffe Cross Street and Caroline Street. The A13 is 200 yards to the north enabling easy access to both the City and West End with direct links onto the A406 and also onto the M11 and M25 national motorway network. The property also lies adjacent to the Highway (A1203) and gives easy access to the City as well as connecting to the Limehouse Link providing a direct route to both Canary Wharf and onto the northern approach of the Blackwall Tunnel. Local transport facilities are good including numerous bus routes along the A13 as well as the Limehouse British Rail Station and Limehouse Docklands Light Railway located approximately 250 yards east of the subject property. Also Shadwell DLR and Stepney Green Underground Station are within 1km distance of the property.

Lease

A new full repairing and insuring lease is available for a term to be agreed

Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



Viewing & Further Information

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