

Unique Rare Opportunity



CGI of Potential Future Development

26 Bow Road, Bow, London, E3 4LN

Commercial Premises on Ground and First Floor - TO LET

- Prominently fronting onto Main London Arterial Road (A11)
- Excellent public transport facilities located between Bow Road and Mile End tube stations.
- Forecourt for ease of access to load and car parking facility.
- Flexibility of accommodation to both ground and first floors
- Availability of supplies to all utilities (water and mains electric)
- Potentially suitable for variety of uses to include (office, retail, restaurant and leisure).
- Competitive Rent

Summary

Business Rates	Upon Enquiry
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EPC Rating D (85)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	3,498	325m2	Available
1st - Office	4843	450m2	Available
Total	8341	775m2	

Description

The property comprises a two storey building arranged over the ground and first floor. The building can be let either as a whole or in two separate parts, i.e ground and first floor. The property is in need of a full refurbishment, but was previously connected to full utility services by way of gas, water and electric. The property faces onto Bow Road and benefits from a forecourt to provide car parking for 12 spaces.

Location

The property is situated on the South Side of Bow Road (A11). Bow Road is one of the main arterial roads heading Westwards into the City which is located approximately 2.4 miles. The A12 is less than 0.8 miles heading eastwards allowing easy access via A12 onto M11 and A406 heading north easterly direction and the A13 in a southerly direction. In addition to excellent bus services, the following stations are nearby including Bow Road tube Station (District line - 0.1 mile), Bow Church Dockland Light railway Station (DLR - 0.3 miles) and Mile End Station (Central Line and District Line - 0.3 miles) distance.

Lease

A new Full Repairing and Insuring lease is available, direct from the landlord on terms to be Agreed.

Rent

Price on Application

Legal Costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.

Viewing

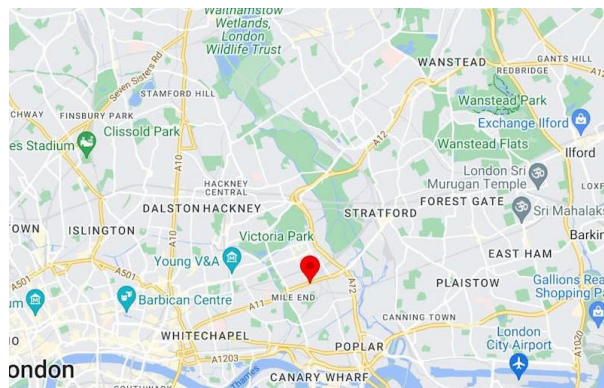
Strictly by appointment via Dobbin and Sullivan - Sole Agents.



Forecourt and Carparking Spaces



Part of Rear Elevation



Viewing & Further Information

Ajay Tohani MSc MRICS

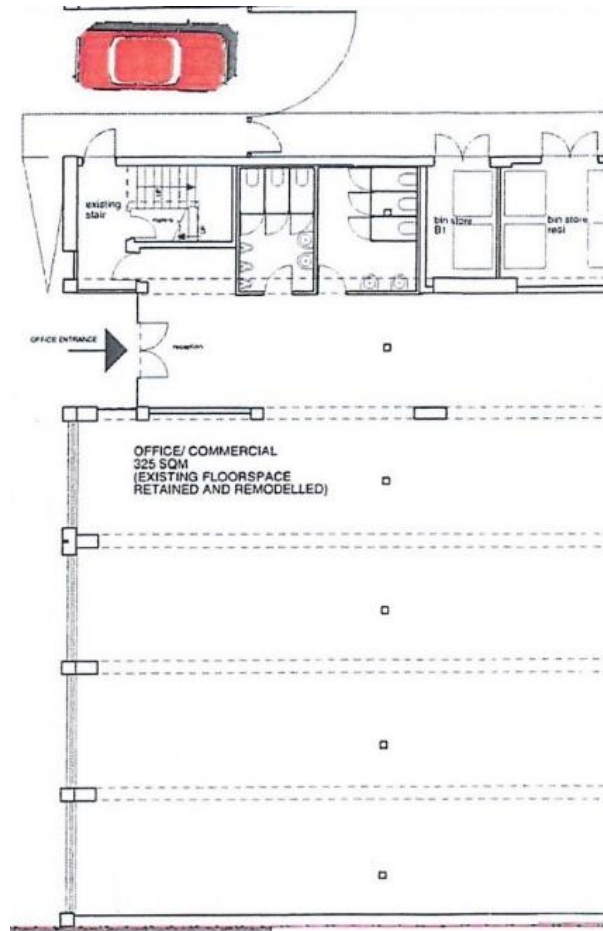
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Floor Plans

Ground Floor



First Floor

