

TO LET

BRAND NEW OFFICE PREMISES

PROMINENT LOCATION ADJOINING
THE A12 & TESCO SUPERSTORE

BOW RIVER VILLAGE, HANCOCK ROAD, E3 3DA

SIZES FROM 2,000 - 11,560 FT² (186 - 1,074 M²)



www.strettons.co.uk

MISREPRESENTATIONS These particulars do not constitute an offer or contract. We have not tested any of the services referred to in these particulars. The accuracy of any description, dimensions, reference to condition, necessary permissions for use and other details contained herein is not guaranteed and is for general guidance only. Applicants should satisfy themselves as to the correctness of the details including as to whether VAT is payable on rents, prices or premiums.



BOW RIVER VILLAGE, HANCOCK ROAD, E3 3DA

LOCATION

Bow River Village is a substantial new mixed use development being undertaken by Southern Housing Group and comprising 219 residential homes with commercial accommodation which will be arranged over ground and first floors.

The building is prominently located fronting Hancock Road, which is set back from the East Cross Route/Blackwall Tunnel Northern Approach (A12). The site adjoins a Tesco superstore.

Bromley by Bow Station (Hammersmith and City & District Line services) is within easy walking distance.

The scheme benefits from good vehicle access to the A13, A12, Docklands and the A406 (North Circular Road) and M11.

DESCRIPTION

The commercial space is arranged over ground and first floors providing open plan accommodation throughout finished to a developers shell with capped off services and shop fronts installed.

ACCOMMODATION

The total gross area available over ground and first floors is 11,560 ft² (1,074m²) however, our clients could consider splitting the accommodation to accommodate smaller requirements starting from 2,000 ft² (186 m²). Further details available upon request.

The accommodation will be finished to shell with capped off services.

Please note that the above areas have been provided to us and are subject to verification on site.

USES

The scheme has consent for B1 (business use) Further details available upon request.

RENT

£14 /ft²

LEASE

New Full Repairing and Insuring leases for terms to be agreed.

BUSINESS RATES

London Borough of Hamlets.

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party are to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents Strettons

189-203 Hoe Street

Walthamstow

LONDON

E17 3SZ

Tel: 020 8520 9911

Fax: 020 8520 8022

www.strettons.co.uk

Chris Cornhill

chris.cornhill@strettons.co.uk

Alex Loveday

alex.loveday@strettons.co.uk

EPC RATING

Further details available upon request. .

Oct 2015