The Dunbridge Scheme

Vallance Road | Hemming Street | Tent Street | Dunbridge Street
Three Colts Lane | Cudworth Street | Bancroft Road

BETHNAL GREEN  LONDON E1

REFURBISHED RAILWAY ARCHES
SUITABLE FOR BUSINESS / INDUSTRIAL /
STORAGE & DISTRIBUTION

1,076 SQ FT - 7,567 SQ FT
(100 SQ M - 703 SQ M)

AVAILABLE TO LET
The Dunbridge Scheme

Location
The scheme is located within a 15 minute walk of London Liverpool Street. Bethnal Green Overground station is adjacent to Arches 128-129 Three Colts Lane with the furthest units on Vallance Road within 0.3 miles.

Bethnal Green Underground station is a short walk away on Cambridge Heath Road providing regular links into Central London via the Central Line.

Vehicular access to the majority of the units are along predominantly 2 lane roads which are suitable for large vans. Road links are good with Vallance Road to the west providing links on the A11 into Central London and out to the east and to the North and South Circular.

Description
The Dunbridge Scheme benefits from a central London location with the arches all located in close proximity of one another forming a terrace of units situated under the railway lines.

Newly refurbished arches are completed to a high standard with roller shutter doors and a side entrance in typical Network Rail specification. Units have good road frontage while others on Tent Street benefit from a good yard space. On Cudworth Street, units have lower eaves height lending themselves to a more office bias.

Planning
The arches benefit from consented Class B1/2/8 use.

Availability / Areas

<table>
<thead>
<tr>
<th>Address</th>
<th>Floor Area (Sq Ft)</th>
<th>Floor Area (Sq m)</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arch 73 Vallance Road</td>
<td>3,563</td>
<td>331</td>
<td>18 May</td>
</tr>
<tr>
<td>Arch 74 Vallance Road</td>
<td>4,004</td>
<td>372</td>
<td>18 May</td>
</tr>
<tr>
<td>Arch 88 Hemming Street</td>
<td>2,260</td>
<td>210</td>
<td>2 May</td>
</tr>
<tr>
<td>Arch 90 Tent Street</td>
<td>2,475</td>
<td>230</td>
<td>5 May</td>
</tr>
<tr>
<td>Arch 94 Tent Street</td>
<td>1,453</td>
<td>135</td>
<td>10 May</td>
</tr>
<tr>
<td>Arch 95 Tent Street</td>
<td>1,722</td>
<td>160</td>
<td>10 May</td>
</tr>
<tr>
<td>Arch 112 Tent Street</td>
<td>3,423</td>
<td>318</td>
<td>5 May</td>
</tr>
<tr>
<td>Arch 113 Tent Street</td>
<td>3,369</td>
<td>313</td>
<td>5 May</td>
</tr>
<tr>
<td>Arch 114 Tent Street</td>
<td>2,530</td>
<td>235</td>
<td>5 May</td>
</tr>
<tr>
<td>Arch 103 &amp; 104 Dunbridge Street</td>
<td>2,110</td>
<td>196</td>
<td>9 May</td>
</tr>
<tr>
<td>Arch 105 Dunbridge Street</td>
<td>1,141</td>
<td>106</td>
<td>9 May</td>
</tr>
<tr>
<td>Arch 106 Dunbridge Street</td>
<td>1,076</td>
<td>100</td>
<td>9 May</td>
</tr>
<tr>
<td>Arch 107 Dunbridge Street</td>
<td>1,141</td>
<td>106</td>
<td>9 May</td>
</tr>
<tr>
<td>Arch 128 Three Colts Lane</td>
<td>2,850</td>
<td>265</td>
<td>May/June</td>
</tr>
<tr>
<td>Arch 129 Three Colts Lane</td>
<td>2,500</td>
<td>232</td>
<td>May/June</td>
</tr>
<tr>
<td>Arch 8A Cudworth Street</td>
<td>1,550</td>
<td>144</td>
<td>May</td>
</tr>
<tr>
<td>Arch 24A Cudworth Street</td>
<td>1,184</td>
<td>110</td>
<td>April</td>
</tr>
<tr>
<td>Arch 23A Cudworth Street</td>
<td>1,927</td>
<td>180</td>
<td>Available Now</td>
</tr>
<tr>
<td>Arch 184 Bancroft Road</td>
<td>1,634</td>
<td>152</td>
<td>April/May</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>41,912</strong></td>
<td><strong>3,895</strong></td>
<td></td>
</tr>
</tbody>
</table>
Specification

- 24/7 access
- Gated security on Tent Street
- 3 Phase Power (with varying specification)
- Kitchenettes in majority of units
- WC’s
- Good yard space on Tent St and Vallance Rd
- Car Parking
- Possibility to be self-contained
- Ability to combine select units
The Dunbridge Scheme

Vallance Road | Hemming Street | Tent Street | Dunbridge Street
Three Colts Lane | Cudworth Street | Bancroft Road

BETHNAL GREEN LONDON E1

Lease Terms
The properties are to be let on standard Network Rail arch terms.

Rent
Upon application.

Planning
The arches benefit from consented Class B1/2/8 use.

Legal costs
Each party to bear responsibility for their own legal costs incurred in this transaction.

Vat
All figures quoted are exclusive of VAT (if applicable).

Rates
The premises have not yet been assessed for rates.

EPC's:
Available upon request.

Viewing
Strictly by appointment through sole agents:

Gerry Young
Gerry.Young@Montagu-Evans.co.uk

Luca Nardini
Luca.Nardini@Montagu-Evans.co.uk

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. April 2017.