



Arches 243-247
Hollybush Place
Bethnal Green
E2 9QX



Industrial/Business opportunity close to Bethnal Green Underground Station

TO LET

8,230 sq ft plus yard of 2,420 sq ft



Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

Hollybush Place is located just off Bethnal Green Road 1 minutes' walk away from Bethnal Green Underground Station (Central line). The unit is easily accessible by road and public transport. The immediate area benefits from good amenities and the Paradise Row development is situated in close proximity of the subject arches.

Floor Areas (Gross Internal Area)

Arches 243-247	Sq ft	Approx. Apex range (m)
Arch 243	1,515	5.023
Arch 244 + building	1,734	4.452**
Arch 245	1,636	4.449 – 4.832
Arch 246	1,667	4.313 – 4.701
Arch 247	1,678	4.228 – 4.561
Total	8,230	

The yard area is approximately **2,420 sq ft**.

**could be improved to 4.997m.

Terms

A new lease is available directly from the landlord on terms to be agreed. The new rent shall be in excess of £25 per sq ft exclusive plus VAT.

Description

A rare opportunity to acquire industrial arches just off Bethnal Green Road in the heart of Bethnal Green. The property comprises of 5 inter-connecting arches ready for immediate occupation.

There are good loading facilities with 4 roller shutter doors opening on to a secure yard of approx. 2,420 sq. ft to the front of the unit. The landlord may consider the option to split the arches subject to negotiation and covenant however ideally we are seeking 1 occupier.

The unit benefits from:

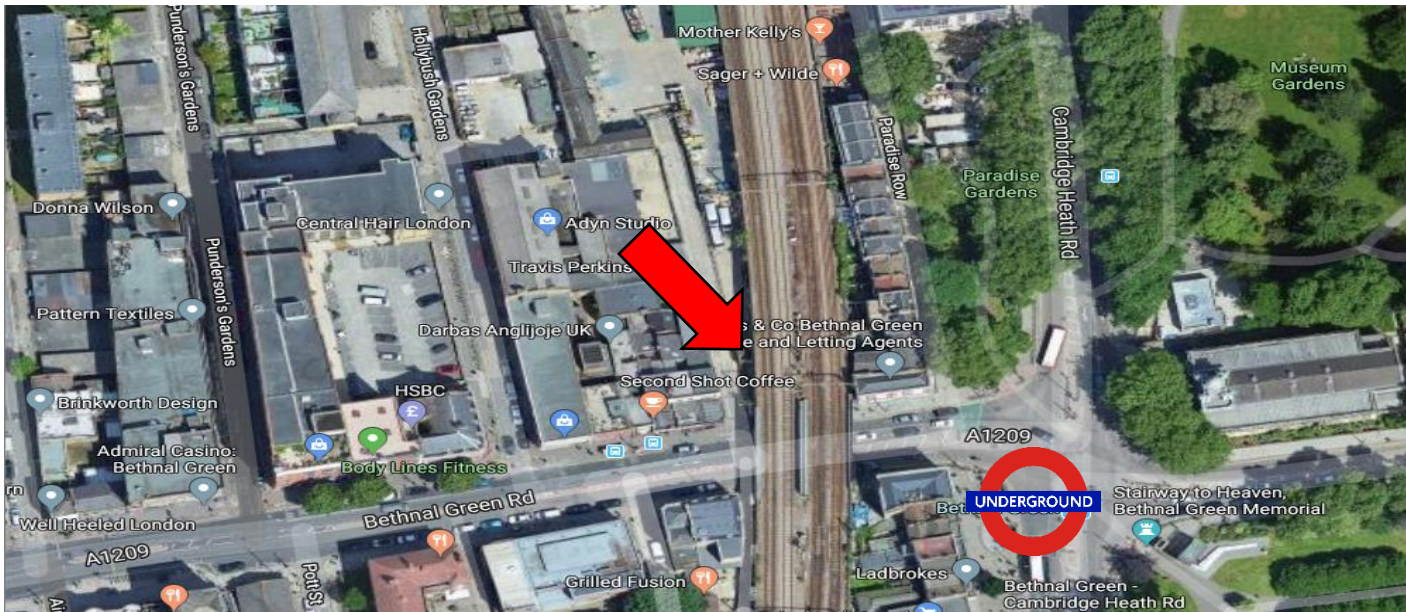
- 3 phase electricity
- W/C facilities
- Good loading facilities with electric loading doors
- Secure Yard Area

Rates

The rateable value is £68,500 therefore rates payable for 2019/20 equate to £34,524. Interested parties should make their own enquiries.

Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property Nov. 19.

Viewing

Viewings are available strictly by appointment through sole agents :-

Jonathan Hay

Jonathanh@grantmillswood.com

George Williams:

Georgew@grantmillswood.com

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501