



**AVAILABLE TO LET**

## Unit 2a, Twelvetees Business Park

Twelvetees Crescent, London E3 3JQ



Office for rent, 704 sq ft, £10,560 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/31547-unit-2a-twelvetees-business-park-twelvetees-crescent>

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### Modern Self-Contained B1 Office to Let – 704 sq ft

The unit is located within the Twelvvetrees Business Park on Twelvvetrees Crescent (B106). The site is easily accessible by car from the A12 which allows access to the motorway network and East London, South-east London, Canary Wharf and the City.

The nearest rail/tube stations are 10 minutes walk away - Bromley-by-Bow Tube Station (District and Hammersmith & City Lines) and Star Lane (DLR). Bus routes are also available on Twelvvetrees Crescent.

#### Highlights

- Secure gated business park – other occupiers include London Ambulance Service & Brunel Cars
- Modern self contained 1st floor office space
- 1st floor has 1 other self contained tenant (IT sector)
- Metal tiled raised access floor with under floor cabling
- Internal unit CCTV and alarm system
- Intercom entry
- Shared kitchenette & 2 toilets on the 1st floor
- Insulated ceiling, air conditioning and ceiling fans
- Gas central heating
- Roller shutter for unit gives further internal security
- Limited parking by arrangement – bike Store available within the business park

#### Property details

Rent	£10,560 per annum
Est. S/C	£3,529 per annum
Est. rates payable	£5,733 per annum
Rates detail	Unit may be eligible for small business rates relief. Interested parties are advised to make their own enquiries with the local authority.
Planning class	B1
Size	704 Sq ft
Lease details	New full repairing and insuring lease for a term to be agreed

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
First Floor	704	£15.00	£5.01	£8.14	£19,821.60	Available

#### More information

[Visit microsite](#)

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#### Contact us

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