

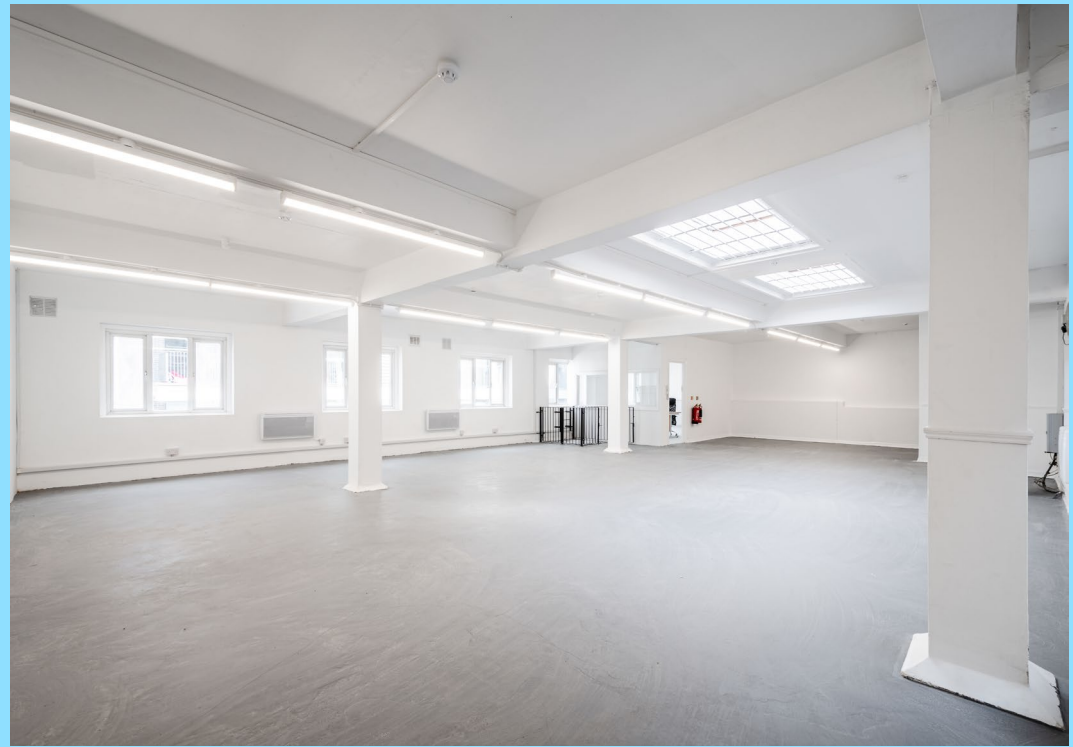
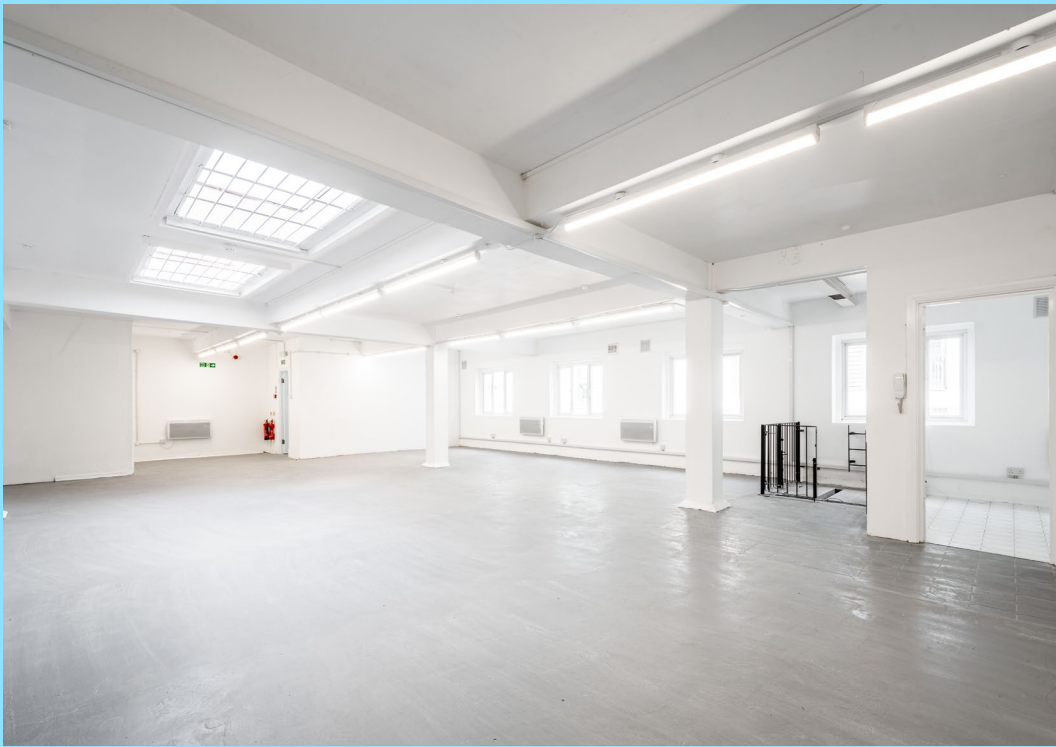
DESCRIPTION

The available accommodation is a self-contained warehouse comprising the ground and first floors, each with a ceiling height of 2.7m. The unit benefits from security shutters, gas central heating, and WC facilities. It's a perfect choice for businesses seeking a warehouse or light industrial studio space in close proximity to the City and bustling fashion district of Commercial Road.

AMENITIES

- Ceiling Height: 2.7m
- Self-Contained
- WC Facility
- Security Shutters
- G.C.H
- Good Location
- Good Transport Links








LOCATION

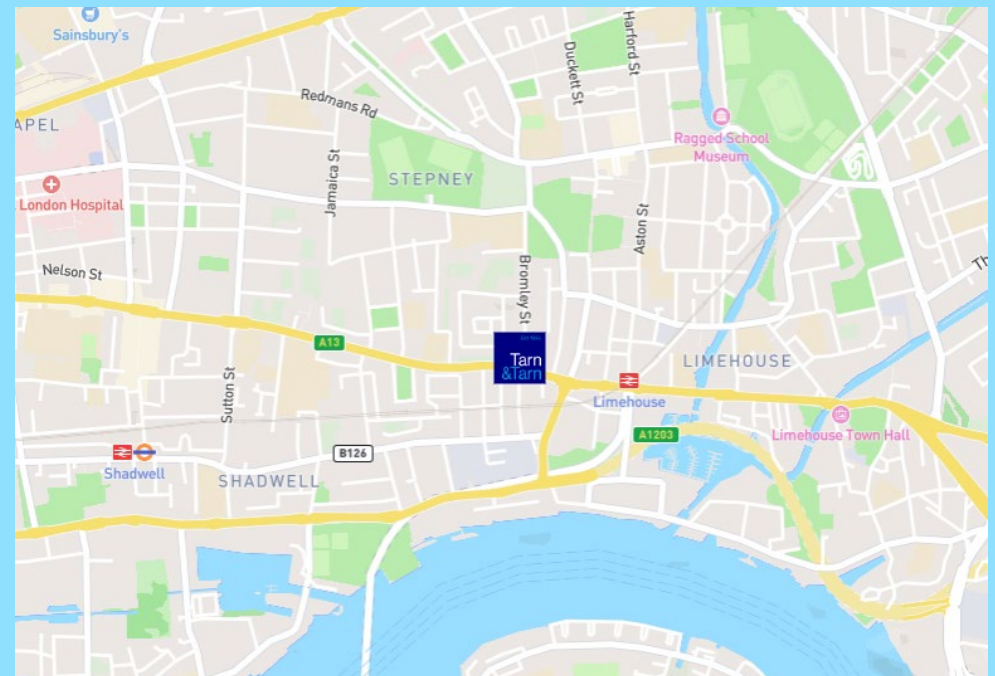
THE AREA

Perfectly situated just off Commercial Road, Ratcliffe Cross Street allows easy access into the City of London. Situated right next to the Docklands and a minute's walk to Limehouse DLR station, the area is served well by local amenities and supermarkets.



TRANSPORT

-  Limehouse (5-minute walk) – [DLR Line](#)
-  Shadwell (16-minute walk) – [DLR](#) and [Overground Line](#)
-  Westferry (20-minute walk) – [DLR Line](#)



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	1,823				
1 st Floor	1,693				
TOTAL	3,516	£70,320	N/A	£20,253.75	£90,573.75

BUILDING INSURANCE

TBC

TERMS

A New FRI Lease to be contracted outside the provision and security of the Landlord and Tenant Act 1954.

VAT

TBC

EPC

Rating: D

LEGAL COSTS

Each Party to bear their own costs

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.