

Est. 1955

Tarn &Tarn



**UNIT 5 ROPEWALK
GARDENS
WHITECHAPEL
E1 1PY**

**SELF CONTAINED
E-CLASS
PREMISES
1,184 FT²**

DESCRIPTION

Ropewalk Gardens is a multi-storey development featuring five ground-floor retail/showroom units. The available unit boasts an open-plan layout, good frontages on both the Ropewalk Gardens and Umberston Street sides, timber flooring, and excellent access leading to Commercial Road. Additionally, the property includes convenient parking facilities, making it an ideal choice for any E-Use Class business seeking a prime wholesale location in East London, with the exception of restaurant use.

SUMMARY

- Secured Development
- Front and Rear Access
- 1x Parking Allocation
- Security Shutters
- WC Facility
- Kitchenette
- Wooden Flooring
- Electric Heating








LOCATION

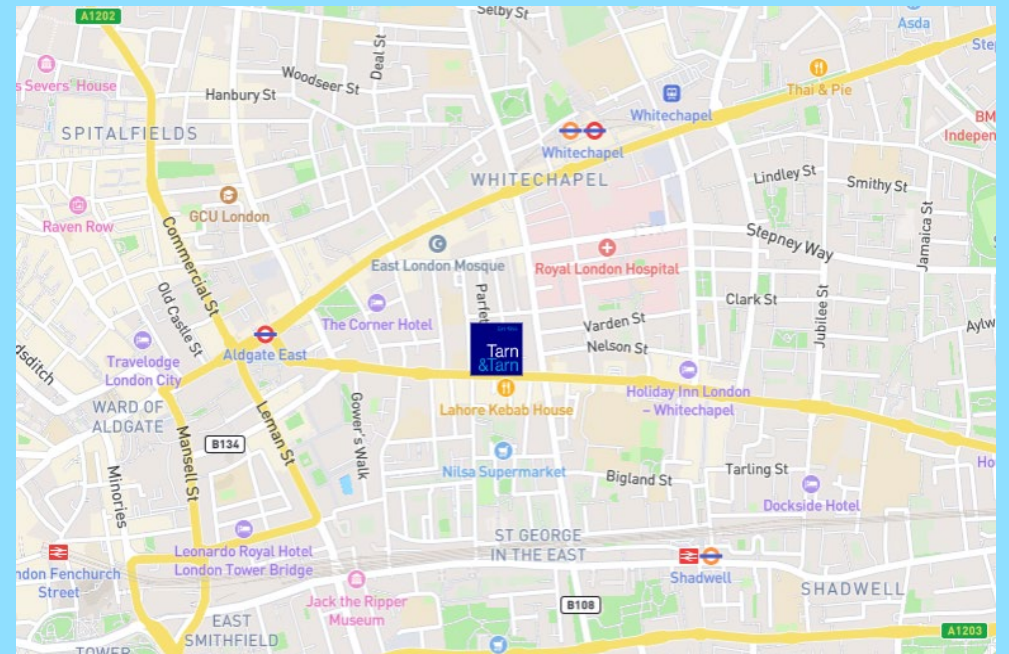
THE AREA

Located just off the South side of Commercial Road, in the heart of the East End's fashion district, this property has two frontages on both Umberston Street and Ropewalk Gardens. The local area is well served by London transport bus and underground services, with Aldgate East & Whitechapel Stations being within easy walking distance.



TRANSPORT

-  Aldgate East (9-minute walk) – **Hammersmith & City** and **District Line**
-  Whitechapel (11-minute walk) – **Hammersmith & City**, **District Line** and **Overground Line**
-  Shadwell (11-minute walk) – **Overground Line** and **DLR Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground	1,184				
TOTAL	1,184	£37,000	£3,067	£11,477	£51,544

VAT

Applicable

EPC

Rating: B

BUILDING INSURANCE

Current Cost: £99.09 per annum

LOCAL AUTHORITY

London Borough of Tower Hamlets

TERMS

An assignment of an existing lease which expires on 6th June 2037 (3 years unexpired)

(New Lease is also available by separate arrangement)

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.



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&Tarn

VIEWINGS

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