

# 313-314A HARE ROW

BETHNAL GREEN  
E2 9BY

/// [refuse.toxic.demand](http://refuse.toxic.demand)

**TO LET**  
c. 3,290 SQ FT  
INDUSTRIAL UNIT



CBH01603



# SPACE TO THRIVE @

**313-314A  
HARE ROW**

**A refurbished industrial unit offering c. 3,290 sq ft of space, c. 3 minutes from Cambridge Heath Road Station and Bethnal Green Station.**

The industrial unit comprises a double arch, which offers a spacious interior. It features an electric roller shutter door, separate personnel entrance, 3-phase power, and WC facilities.

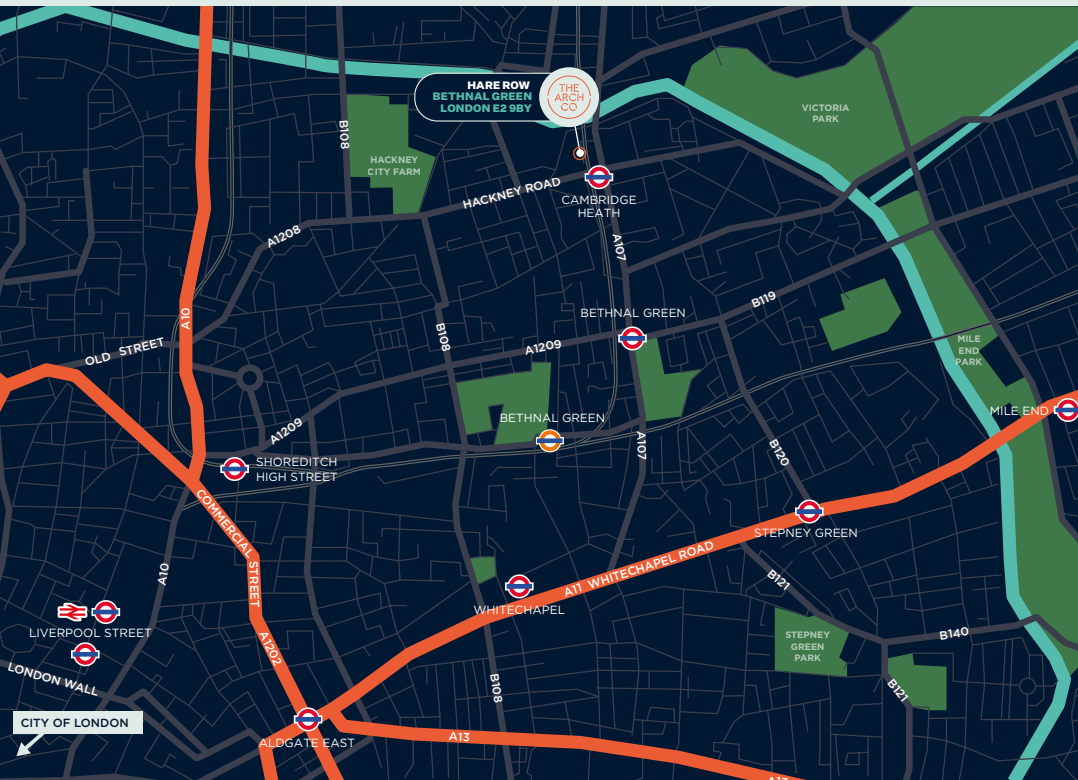
The unit also benefits from its own parking and loading facilities.



# LOCATION

THE INDUSTRIAL UNIT IS LOCATED ON HARE ROW OFF CAMBRIDGE HEATH ROAD (A107) WHICH LINKS TO HACKNEY ROAD (A1208) PROVIDING ACCESS TO THE CITY OF LONDON IN JUST 16 MINUTES BY CAR.

Cambridge Heath Road Station (Overground & Greater Anglia) is a three-minute walk from the unit, providing direct links to Liverpool Street Station in 10 minutes.



# DRIVE TIMES

Cambridge Heath Road Overground Station



Bethnal Green Underground Station



Bethnal Green Overground Station



City of London



Canary Wharf



Blackwall Tunnel Approach



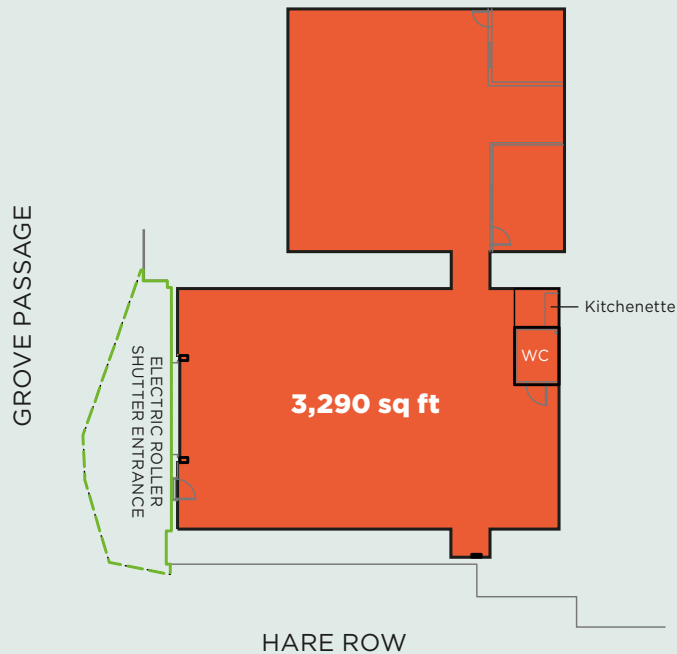
M11 Motorway



# ACCOMMODATION

UNIT	SQ FT	RENT PA
313-314A	3,290	£52,000

- Great location just 3 minutes from Bethnal Green Station
- Recently refurbished industrial unit featuring 3-phase power and DDA compliant WCS
- High levels of security provided by an electric roller shutter door
- Parking and loading area



# SPECIFICATION



**LED**  
Lighting



**Personnel**  
Entrance Door



**Power**  
Points



**Electric roller**  
shutter  
entrance



**3-phase**  
power



**DDA**  
Compliant WC





## COSTS PER ANNUM

Rent (pa)	£52,000
Service Charge	£0
Insurance	£720

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

A rating.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via Joint Sole Letting Agents Stirling Ackroyd and Gerald Eve.

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**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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