



**TO LET**

**Arch 263, Poyser Street,, Bethnal Green,, London, E2 9RF**

1,918 sq ft

Refurbished industrial/warehouse unit with mezzanine floor



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## Description

The unit benefits from an arch height of ca. 5.28 metres. An electric roller shutter door entrance provides high levels of security, and high-level glazing to the front allows for plenty of natural light. The property is fully lined, with LED lighting across the ground and mezzanine floor, and features a WC facility and 3-phase power. The unit offers accommodation suitable for a variety of light industrial uses.

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## Location

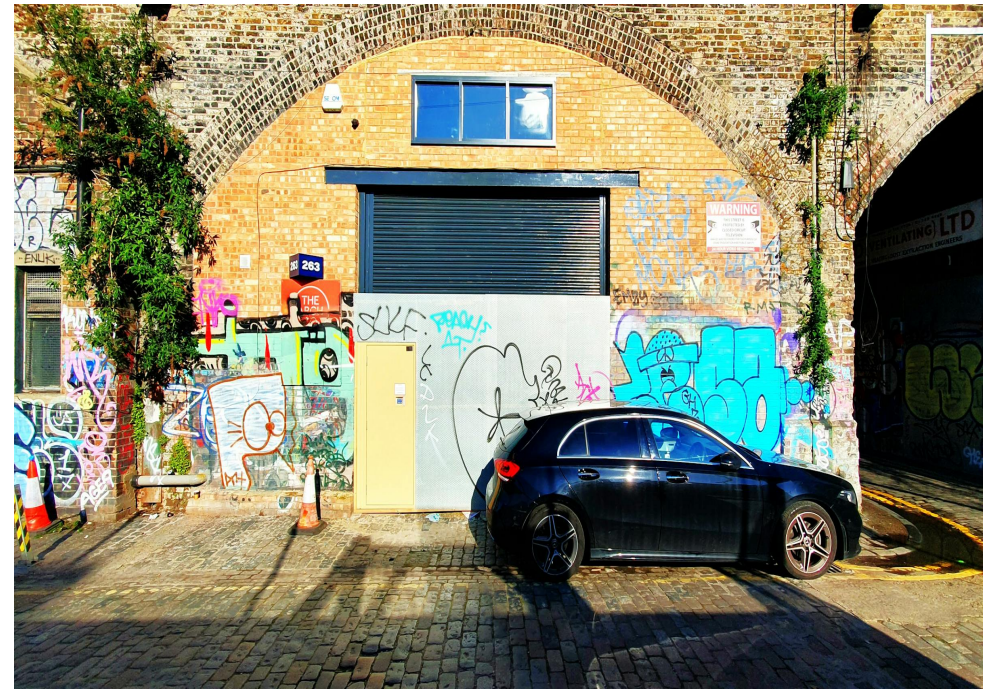
This end of terrace property forms part of a terrace of units parallel to the A107 which runs up from Whitechapel to Hackney. Old Bethnal Green Road provides direct access to the City of London in just 23 minutes.

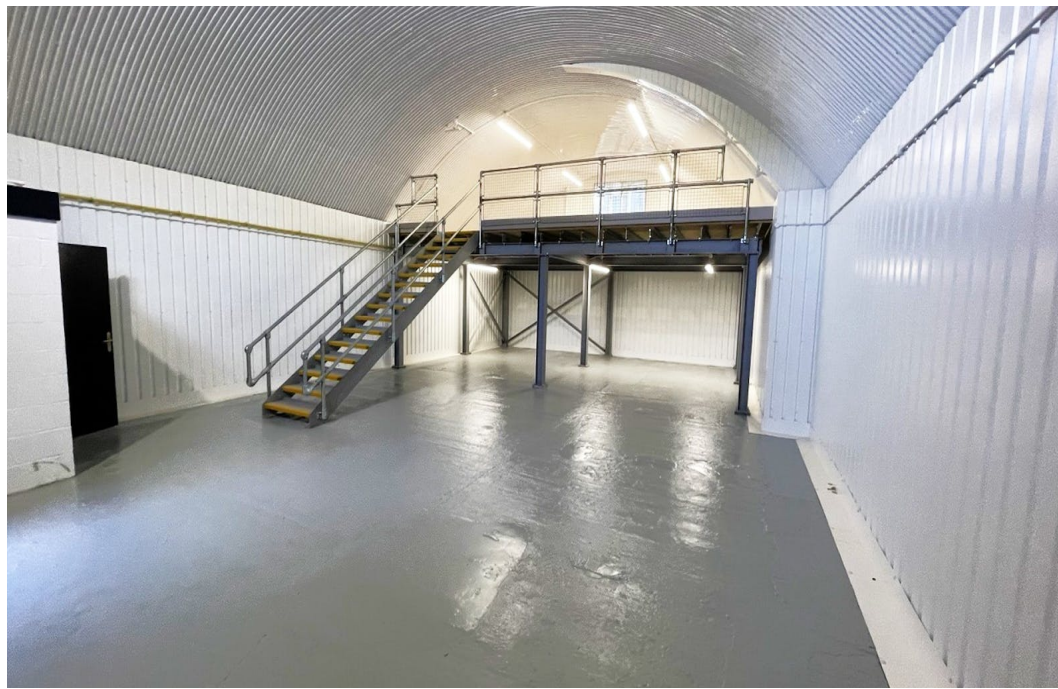
Bethnal Green Station (Underground) is only a 2 minute drive from the property and Cambridge Heath Station (Overground) is only a 3 minute drive. Both Stations are only a 4 minute walk away.

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## Key points

- Gound floor - 1,400 square feet
- Mezzanine level - 518 square feet
- Arch height - 5.28 metres
- Electric roller shutter
- LED lighting
- Mezzanine floor
- Three phase electricity supply
- WC facilities (DDA compliant)





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## Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	A (23)

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## Viewing & Further Information



**Nicholas Westray**  
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## Joint Agents

Gerald Eve (Joint Agent)

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