



## TO LET

**Arch 74, Vallance Road,  
Bethnal Green, London,  
E1 5BW**

3,928 sq ft

Refurbished industrial  
warehouse property with  
good loading and parking  
facilities via a large  
forecourt/yard area.



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## Description

Refurbished industrial warehouse property with good loading and parking facilities via a large forecourt/yard area.

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## Location

The property is located on Vallance Road close to the junction with Cheshire Street and Dunbridge Street (B135). Vallance Road links to Bethnal Green Road (A1209) to the north and Whitechapel Road (A11) to the south. Bethnal Green Road and Whitechapel Road both provide access to the City and Central London with Bethnal Green Overground Station being a short walk from the property providing links to Liverpool Street Station.

The surrounding area comprises residential properties and mixed use businesses with occupiers including black taxi companies/repairs, Last Mile grocery stores, MOT workshops and wholesalers.

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## Key points

- Warehouse unit - 3,928 square feet
- Gas supply
- Kitchenette
- Large forecourt/yard area
- Lighting and power points
- Roller shutter
- Three phase electricity supply
- WC (DDA compliant)





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## Rents, Rates & Charges

Lease	New Lease
Rent	£117,750 per annum
Rates	£36,864 per annum 1 April 2023 to Present
Service Charge	On application
VAT	Applicable
EPC	E (111)

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## Viewing & Further Information



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