

ARCHES 9A & 10A CUDWORTH STREET

BETHNAL GREEN
LONDON E1 5QU

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TO LET
NEWLY REFURBISHED
INDUSTRIAL UNITS
2,010 & 2,070 SQ FT



SPACE TO THRIVE



ARCHES
9A & 10A
**CUDWORTH
STREET**

**Two newly refurbished units
suitable for light industrial
or storage use, less than one
minute from Bethnal Green
Overground Station.**

Both benefit from good loading and parking facilities via self-contained and secure yards. They each feature 3-phase power, a WC, and electric roller shutters.

There is also an opportunity to take both arches and link them via the adjoining wall.



LOCATION

THE UNITS ARE LOCATED ON CUDWORTH STREET CLOSE TO THE JUNCTION WITH TAPP STREET, LESS THAN A ONE MINUTE WALK FROM BETHNAL GREEN OVERGROUND STATION.

Cudworth Street links to Cambridge Heath Road (A107) to the east which in turn links to Hackney Road (A1208) providing access to the City of London in just 14 minutes by car.

Bethnal Green Overground provides access to overground and Greater Anglia rail services direct to Liverpool Street.

TRAVEL TIMES

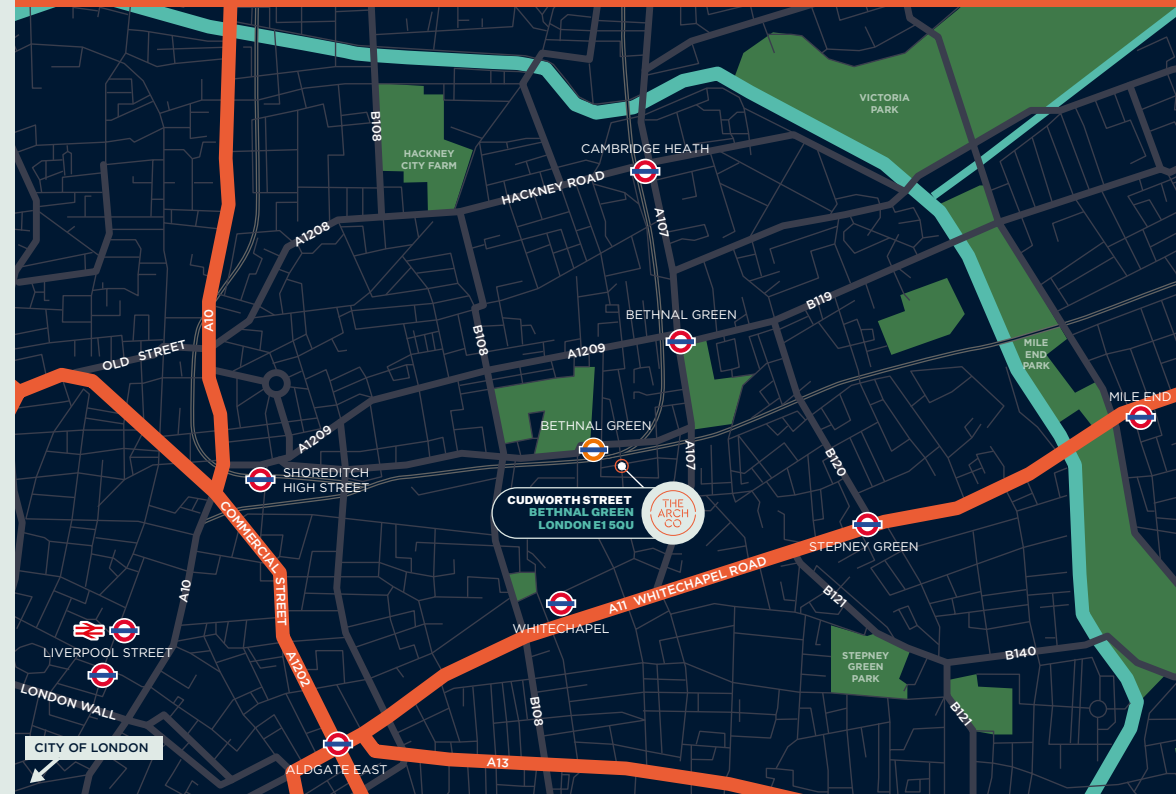
Bethnal Green Overground Station   **<1 min (347 feet)**

Bethnal Green Underground Station   **9 mins (0.4 mile)**

City of London   **14 mins (2.1 miles)**

Canary Wharf   **14 mins (3.3 miles)**

Central London   **35 mins (4.1 miles)**





ACCOMMODATION

UNIT	SQ FT	RENT PA
9A	2,070	£48,000
10A	2,010	£46,000
TOTAL	4,080	£94,000

- New-to-market, fully refurbished units featuring an electric roller shutter entrance, separate personnel entrance, 3-phase power and a WC.
- Private and secure yard to each property, providing good loading and parking facilities.
- Available as two individual units, or one larger unit with scope to link the two arches together with an adjoining wall.
- Great location in Bethnal Green, less than one minute from Bethnal Green Overground Station.

SPECIFICATION



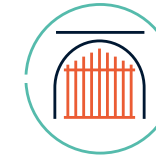
Personnel
entrance door



Power
points



Electric roller
shutter doors



Self-contained
& secure yard



3-phase
power



DDA Compliant
WC



COSTS PER ANNUM

Unit	9a	10a
Rent	£48,000	£46,000
Service Charge	£0	£0
Insurance ca.	£325	£325
Business Rates	Enquire with the VOA.	

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 Sole Letting Agents
Stirling Ackroyd.

NICHOLAS WESTRAY

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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.

Conditions under which these particulars are issued. Stirling Ackroyd are obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective Purchaser or Lessee may be requested to provide information in connection with Stirling Ackroyd's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 including as regards - verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction and assessing the level of risk that the transaction poses.

All details in these particulars are given in good faith, but Stirling Ackroyd for themselves and the Vendors/Lessors of this property for whom they act give notice that: 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof and Stirling Ackroyd have no authority to make or enter any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Stirling Ackroyd for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever and intending Purchasers or Lessees must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply nor do Stirling Ackroyd or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

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