

# 219-220 9 BIRKBECK STREET

LONDON E2 6JY

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## TO LET

**NEWLY  
REFURBISHED  
INDUSTRIAL  
UNIT**

**3,950 SQ FT  
internal space  
1,116 SQ FT yard**



# SPACE TO THRIVE



**BIRKBECK  
STREET**

**Newly refurbished unit  
benefitting from good loading  
and parking facilities via a self-  
contained and secure yard.**

The unit offers good quality industrial accommodation in an excellent location. Access to the unit can be gained via 3 electric roller shutter doors each with a separate pedestrian door. There is full lining throughout, LED lighting, three-phase power and a WC facility.







# LOCATION

**THE INDUSTRIAL UNIT IS SITUATED ON BIRKBECK STREET WHICH IS ACCESSED DIRECTLY FROM CAMBRIDGE HEATH ROAD (A107).**

The surrounding area is comprised of industrial users, residential properties, high street retailers and F&B operators.

The unit has excellent transport links, with Bethnal Green Underground Station approximately 5 minutes' walk away and Bethnal Green Overground circa 5 minutes' walk away. The City of London is a 16 minute drive away.





# DRIVE TIMES

Bethnal Green Underground Station



Bethnal Green Overground Station



City of London



Canary Wharf



Blackwall Tunnel Northern Approach (A102)



M11 Motorway

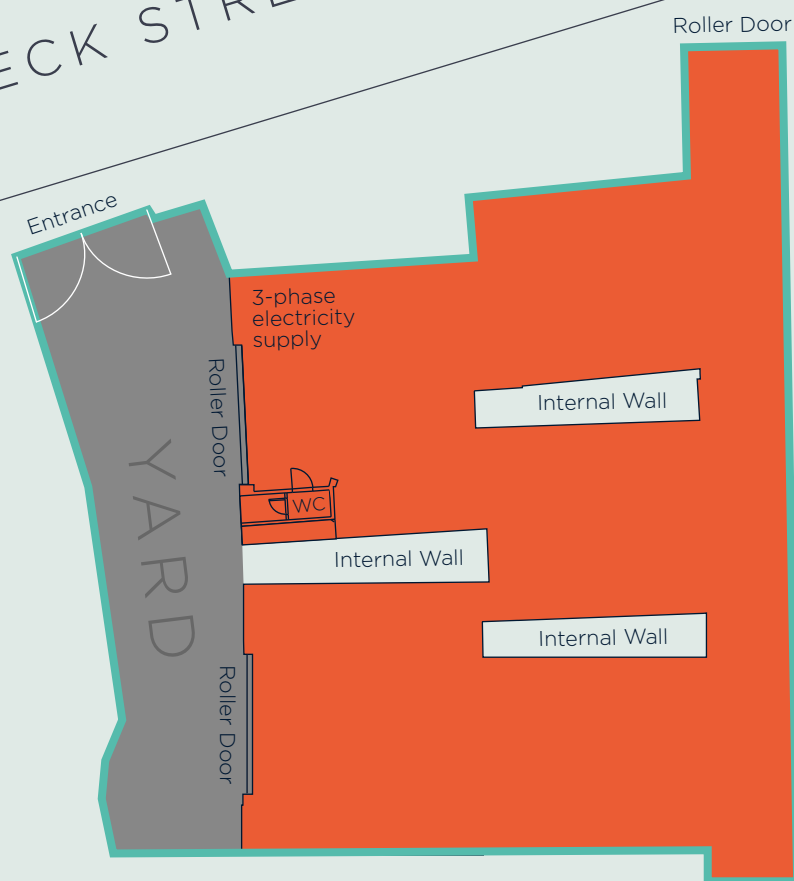


# ACCOMMODATION

	SQ FT	SQ M	RENT PA
ARCH	3,950	366.97	£85,000
YARD	1,116	103.68	
<b>TOTAL</b>	<b>5,066</b>	<b>470.65</b>	<b>£85,000</b>

- Newly refurbished industrial unit
- Access directly from Cambridge Heath Road
- Secure, self-contained yard suitable for vehicle parking
- Electric roller shutter doors provide high levels of security to the unit
- The unit is accessible via three access doors and one pedestrian access door

BIRKBECK STREET



WITAN STREET





# SPECIFICATION



**Newly  
refurbished**



**Self-contained  
and secure yard**



**LED  
lighting**



**Three-phase  
electricity supply**



**Electric roller  
shutter doors**  
2 to the front and  
1 to the side elevation



**WC  
facility**

## RENT

£85,000 per annum exclusive  
(VAT is payable).

## BUSINESS RATES

According to the Valuation Office Agency, the rateable value and rates payable for the Arch for the period 1 April 2023 – 31 March 2024 is to be as follows:

“Workshop & Premises”

**Rateable Value** - £29,250

**Rates Payable** - £14,596

Interested parties should make their own enquiries with the VOA to verify the accuracy of this information.

## EPC

A.

## SERVICE CHARGE

N/A.

## USE CLASS

B2/B8 Class – industrial, storage & distribution. Suitable for a variety of uses STPP.

## VAT

All figures quoted are exclusive of VAT which is applicable.

## TERMS

A new Full Repairing and Insuring Lease for a term to be agreed.

The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Further details available upon request from Stirling Ackroyd and Gerald Eve LLP.

## VIEWING

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

## CONTACT

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