



TO LET

**Arches 73 & 74,
Vallance Road, Bethnal
Green, London, E1 5BW**

3,292 to 7,220 sq ft

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



Description

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

Location

The properties are 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.

Key points

- Gas supply
- Kitchenette
- Large forecourt/yard area
- Lighting and power points
- Roller shutter
- Three phase electricity supply
- WC (DDA compliant)





Rents, Rates & Charges

Lease	New Lease
Rent	£98,750.00 - £216,500.00 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	E (112)

Viewing & Further Information



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