

196

BANCROFT ROAD

BETHNAL GREEN
LONDON E1 4ET

/// cafe.lace.assume

TO LET
NEWLY REFURBISHED
C. 4,370 SQ FT
INDUSTRIAL UNIT



SPACE TO THRIVE @

196 BANCROFT ROAD

This unit has been newly refurbished to a high specification and has a glazed frontage, which sits behind an electric roller shutter.

The glazed frontage allows plenty of natural light into the unit.

The unit benefits from dual access, with an electric roller shutter to the back which opens up to a small area of demised land to the rear.

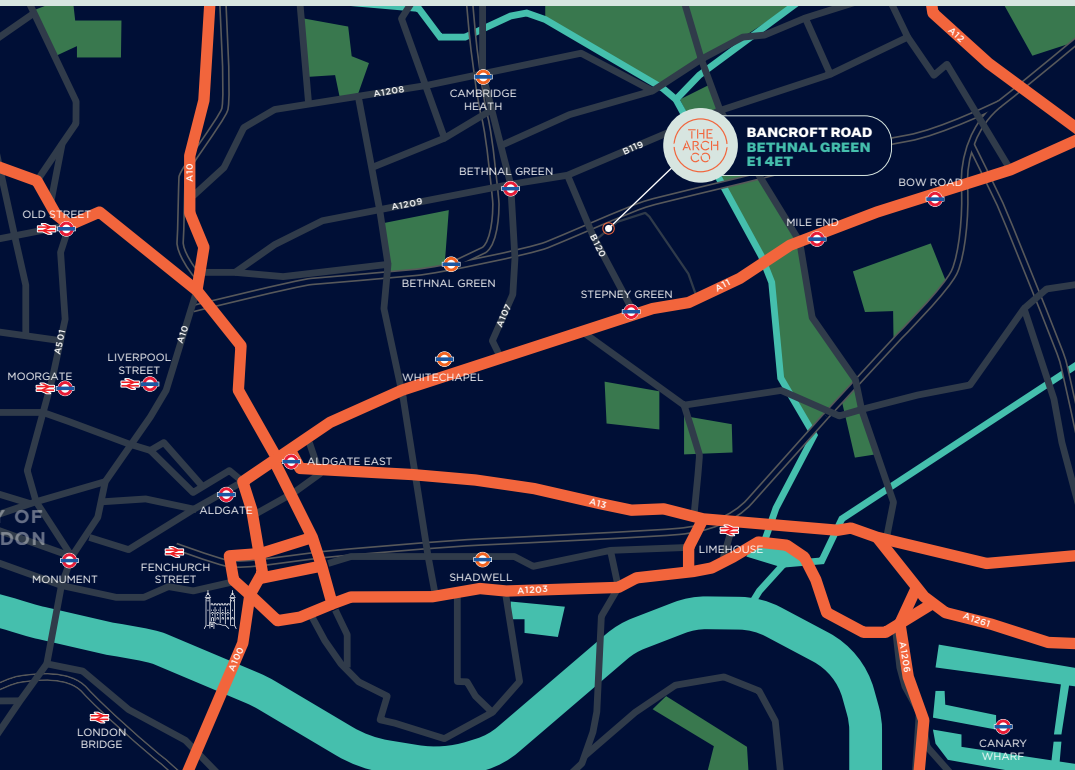
This unit is suitable for light industrial uses.















LOCATION

THE UNIT FORMS PART OF A TERRACE OF INDUSTRIAL PROPERTIES LOCATED ON BANCROFT ROAD, ACCESSED FROM GLOBE ROAD WITH LINKS TO ROMAN ROAD TO THE NORTH AND MILE END ROAD (A11) TO THE SOUTH.

Stepney Green Underground Station is a two-minute drive from the unit and Bethnal Green Station is only a three-minute drive. Both stations are within an 8-minute walk of the unit.



TRAVEL TIMES

Stepney Green Underground Station		
Bethnal Green Underground Station		
Canary Wharf		
City of London		
Blackwall Tunnel Northern Approach (A102)		
M11 Motorway		



TO LET
INDUSTRIAL UNIT
c. 4,370 sq ft
REF: BET05704
Contact us
0800 830 840
thearchco.com



ACCOMMODATION

UNIT	SQ FT	RENT PA
196	4,370	£85,000

- A rare central London location for an industrial unit of this size, with the City of London and Central London accessed in less than 15 minutes.
- Self-contained and secure yard provides allocated parking to the occupier of this unit, as well as further loading / unloading space.



SPECIFICATION



**Electric
roller shutter**



**Glazed
frontage**



**Lighting
(sensors)**



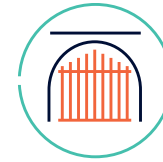
**Power
points**



**3-phase
power**



**DDA
compliant WC**



**Secure
yard**



**Allocated
parking**



COSTS PER ANNUM

Description	Unit 196
Rent	£85,000
Insurance	£740
Service Charge	£0
Business Rates	To be checked 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

Further details available upon request from Stirling Ackroyd. Strictly by appointment via Sole Letting Agents Stirling Ackroyd.

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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.

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