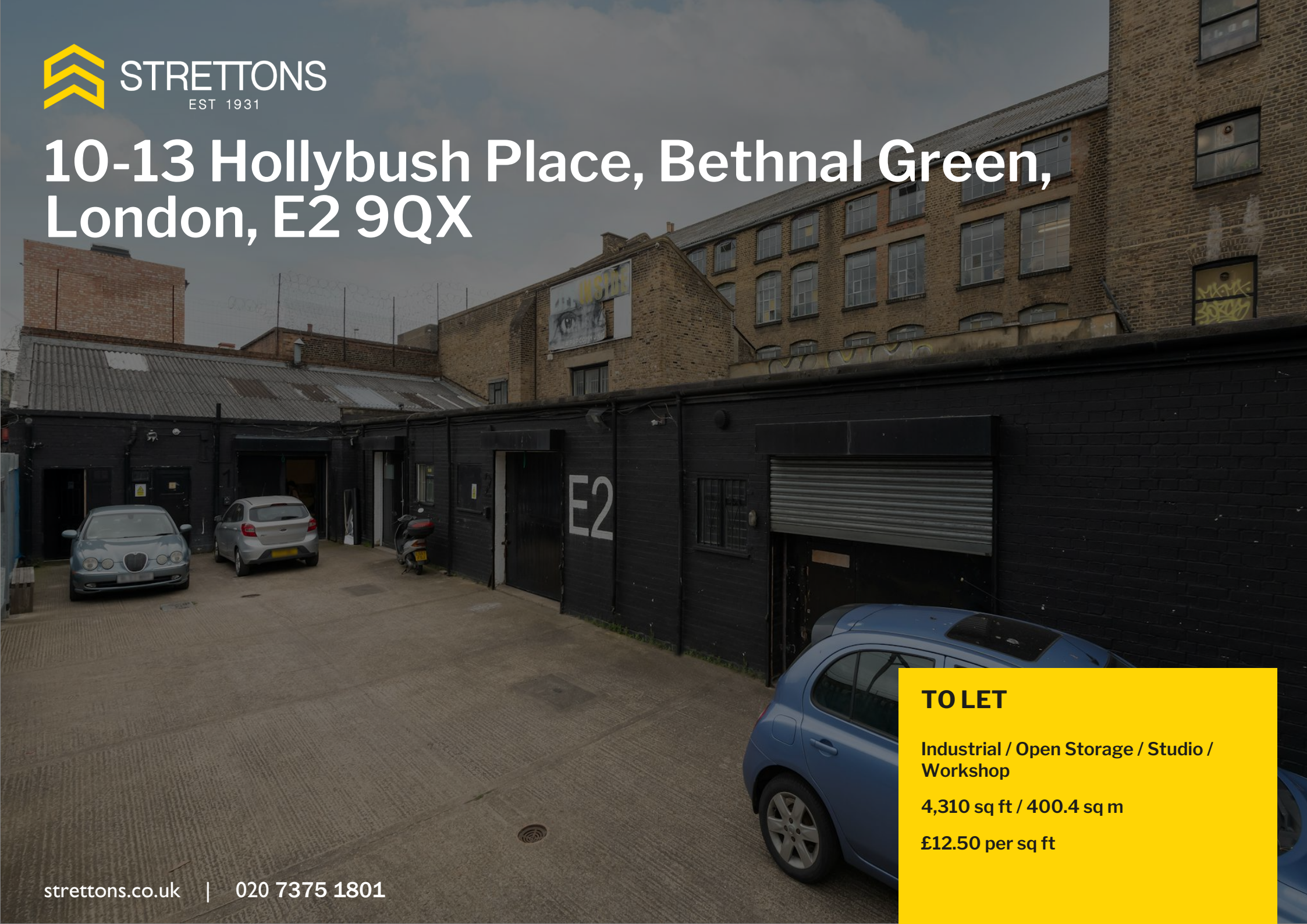


# 10-13 Hollybush Place, Bethnal Green, London, E2 9QX



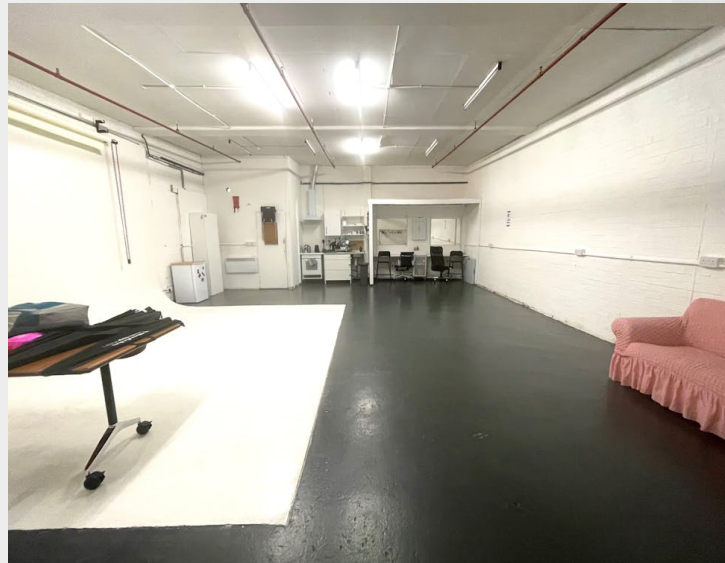
## **TO LET**

**Industrial / Open Storage / Studio /  
Workshop**

**4,310 sq ft / 400.4 sq m**

**£12.50 per sq ft**

# Short Term Light Industrial/ Warehouse/ Workshop Buildings with Secure Yard in Bethnal Green To Let



- Currently arranged as four separate studio units
- Secure, gated yard for parking/loading
- Good floor ceiling heights
- Front loading doors/roller shutters
- Three Phase Supply
- 100 metres from Bethnal Green tube station
- 12 month lease agreement available
- Would suit creative, warehouse, vehicle storage, hand car wash/detailing or similar uses

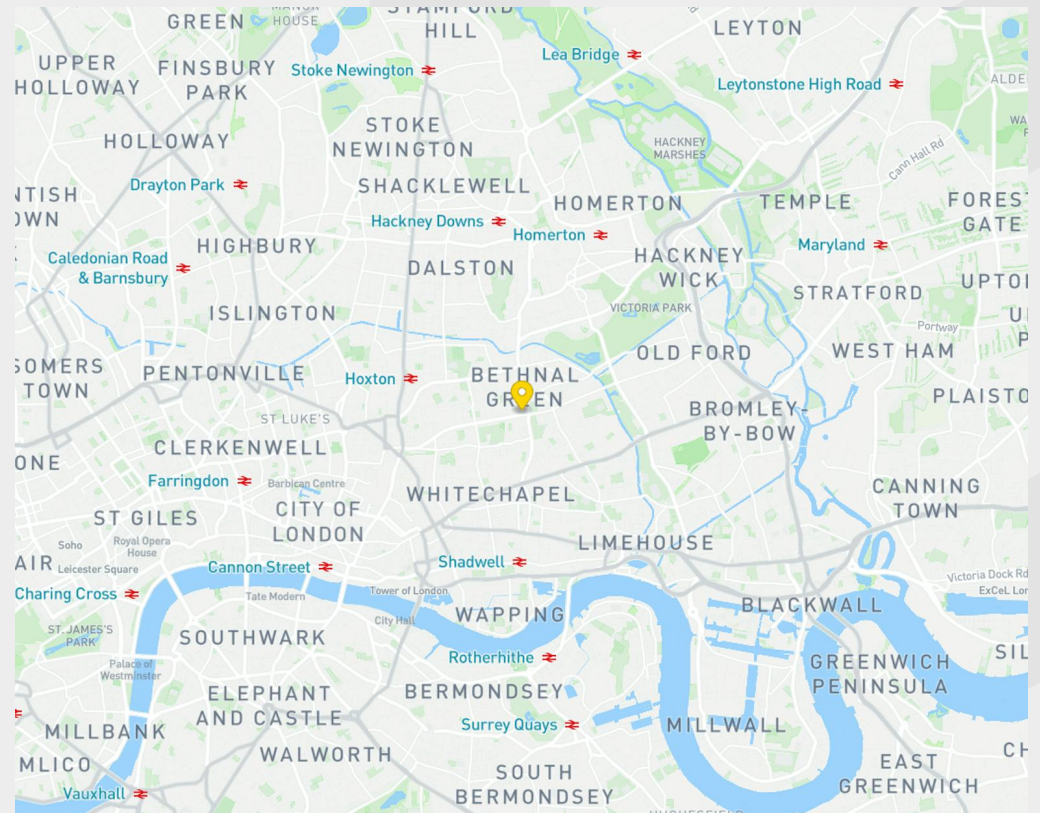


## Description

A series of four single storey (one part mezzanine) light industrial / warehouse buildings arranged around a secure yard positioned to the front of the site. The buildings have previously been used as a photography studio and other creative uses, but would also suit a variety of warehouse, vehicle storage/compound, tool hire, hand car wash and/or detailing or other similar uses able to work with the short term (12 month term certain) lease available.

## Location

Located on Hollybush Place, just north of Bethnal Green Road close to the junction with Cambridge Heath Road within 100 metres of Bethnal Green tube station (Central line) providing easy access into Central London. The location supports a wide variety of retail, creative and motor trade businesses and would ideally suit temporary / overflow space for a nearby existing business.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	3,602	334.64	-	On Application	On Application	Available
1st - & Mezzanine	708	65.78	-	On Application	On Application	Available
Unit - Total	4,310	400.41	£55,000 /annum	On Application	On Application	Available

### Tenure

New Lease

### EPC

D

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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