

Industrial Unit/MOT Garage **FREEHOLD FOR SALE**



Empson Street, Bow, London E3

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Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

The property is located at the junction of Empson Street and Brickfield Road at the entrance of an industrial Estate 0.2 m from the A12 at the Blackwall Tunnel Northern Approach. The location has excellent transport links into the City of London or to Greater London.

The location is served well by many bus routes and is close to the following train stations.

Devon's Road (DLR) 0.2 miles

Bromley By Bow (District & Hammersmith & City) 0.6 miles

Description & Accommodation

Comprising an MOT Garage with 1st floor offices, parking on site:-

Approximate net sizes: -

MOT Garage	2381 sq. ft	221.2 sq.m
Ground floor offices	588 sq. ft	54.63 sq.m
First Floor offices	588 sq. ft	54.63 sq.m
MOT Parking	650 sq. ft	60.39 sq.m

Terms

Unconditional Offers are sought in the region of **£1,495,000** subject to contract for the vacant freehold interest

Legal Costs

Each party to pay for their own legal fees.

Viewing

For further information please contact sole agents - Countrywide Commercial

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