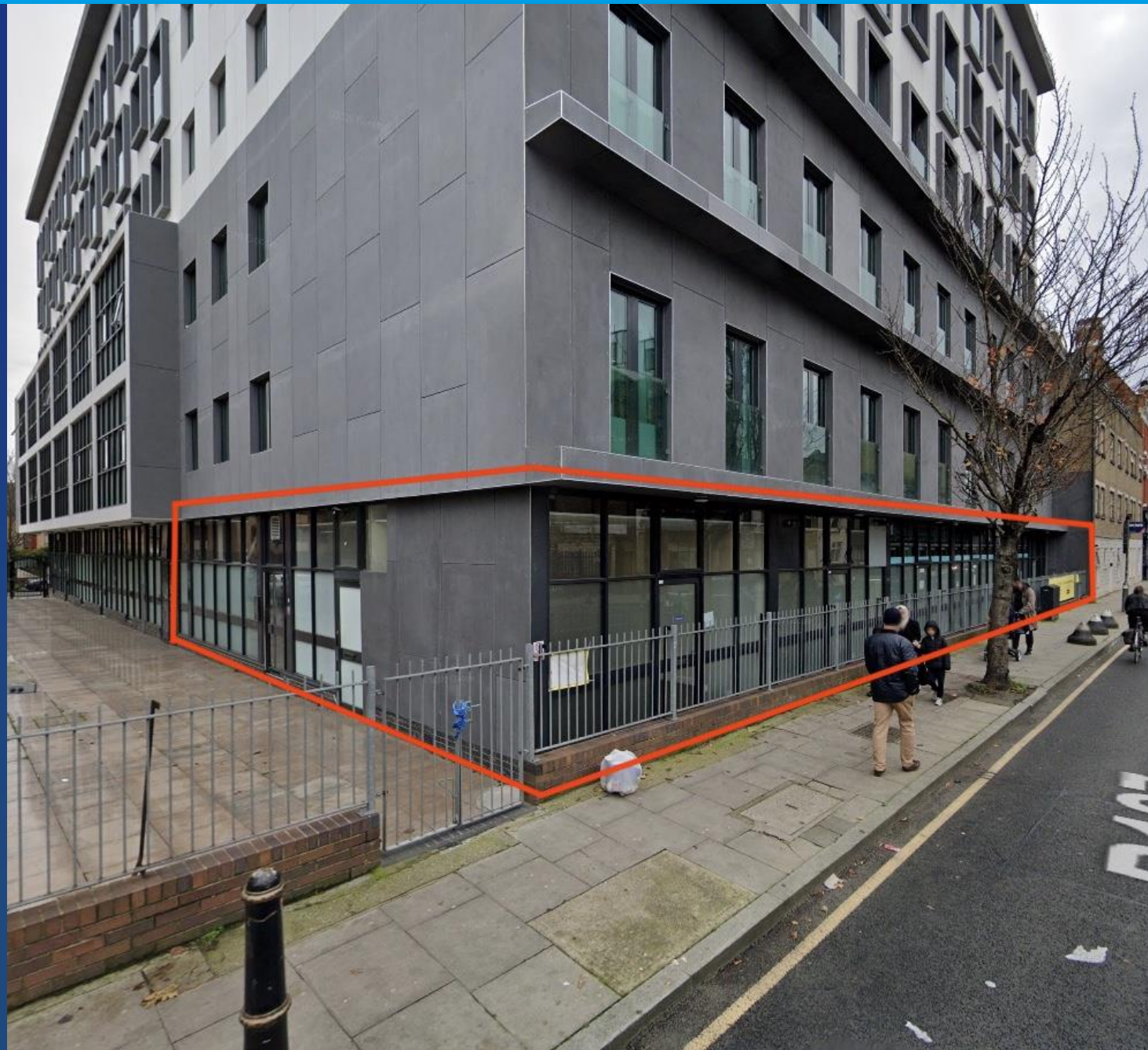


2 x Ground Floor Commercial Units Class E & F1

TO LET

- New Leases Available
- Rent - £25 psf
- Class E & F1
- Parking Available for 3 cars
- Unit 1 – 278 m² / 2994 sq. ft
- Unit 2 – 240 m² / 2584 sq. ft
- Next to Cambridge Heath Station

*Parmiter Street / Bishops Way,
Bethnal Green, London E2 9EX*

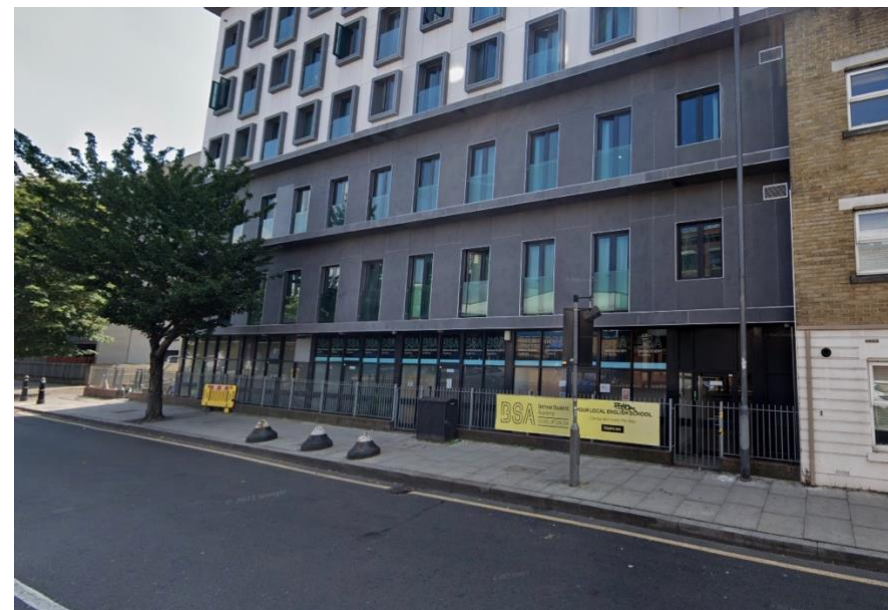


Location:

The property is situated at the junction of Cambridge Heath Road, Hackney Road & Parmiter Street in the heart of the East End. The area is highly populated with many residential and commercial occupants and is opposite Cambridge Heath Train Station (Overground).

Description:

Ground floor commercial units one with a frontage on Parmiter Street and the other on Bishops Way arranged as individual suites/units, although can be constructed as an open plan arrangement, net internal area below: -



Parmiter Street

Bishops Way

Unit	m2	sq. ft	Unit	m2	sq. ft
A	97.29	1047.23	A	26.88	289.34
B	47.94	516.03	B	16.17	174.05
C	39.1	420.87	C	16.17	174.05
D	39.36	423.67	D	32.4	348.75
E	54.52	586.85	E	33.12	356.50
Total	278.21	2994.65	F	35.28	379.75
			G	40.32	434.00
			H	19.6	210.97
			I	20.16	217.00
			Total	240.1	2584.44

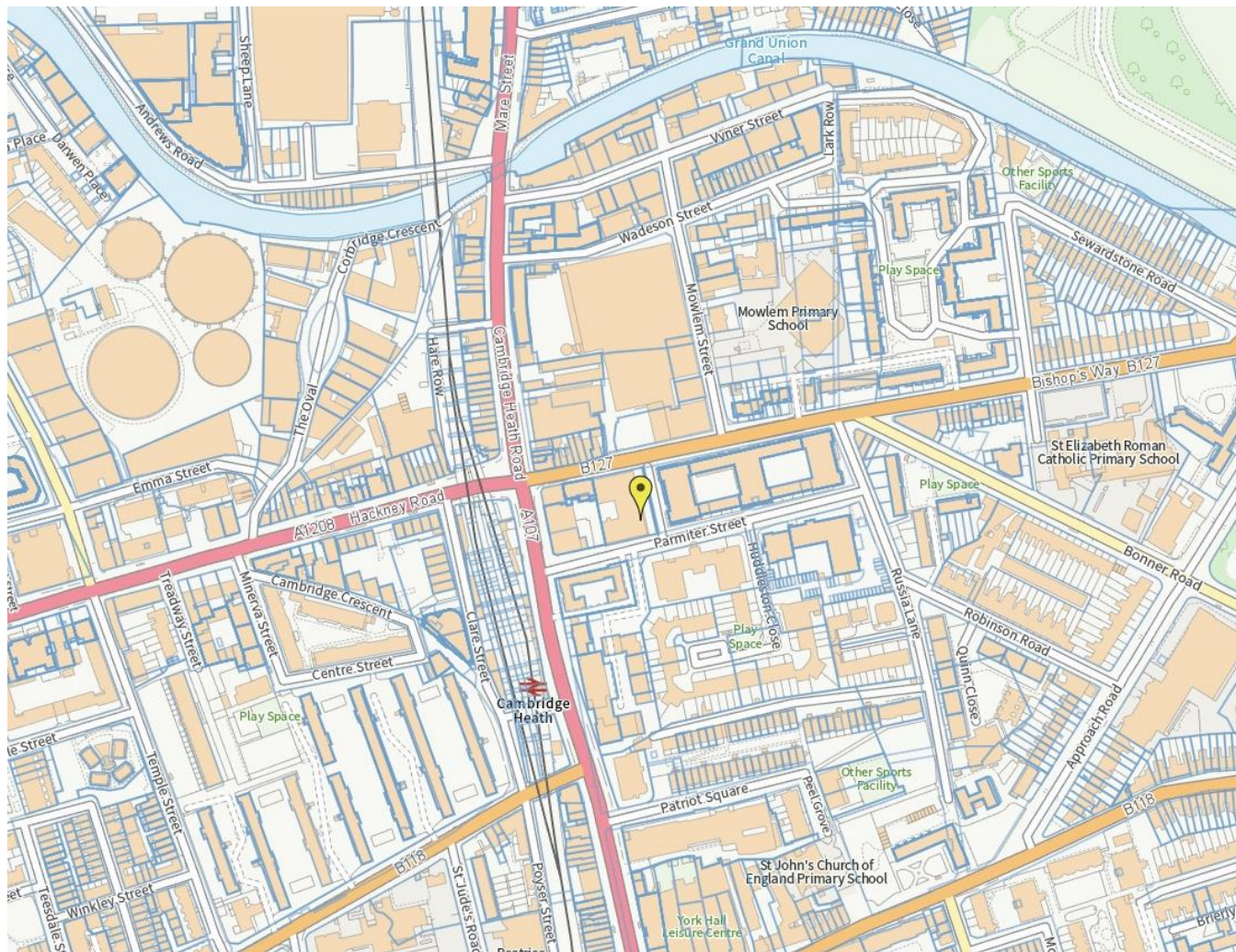
Parking for 3 vehicles

Tenure:

New Lease to agreed.

Rent:

Offers are sought circa. **£25 psf** (VAT may be applicable)



Use:

Class E - Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which is appropriate to provide in a commercial, business or service locality”

Class F1 – Schools, museums, galleries, libraries, halls, places of worship, church halls, non-residential education and training centres.

Rates:

Awaiting confirmation from Tower Hamlets rating dept.

Legal Costs:

Ingoing tenant to pay a contribution to the landlord’s legal fees.

Viewing strictly by appointment via sole agents

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900