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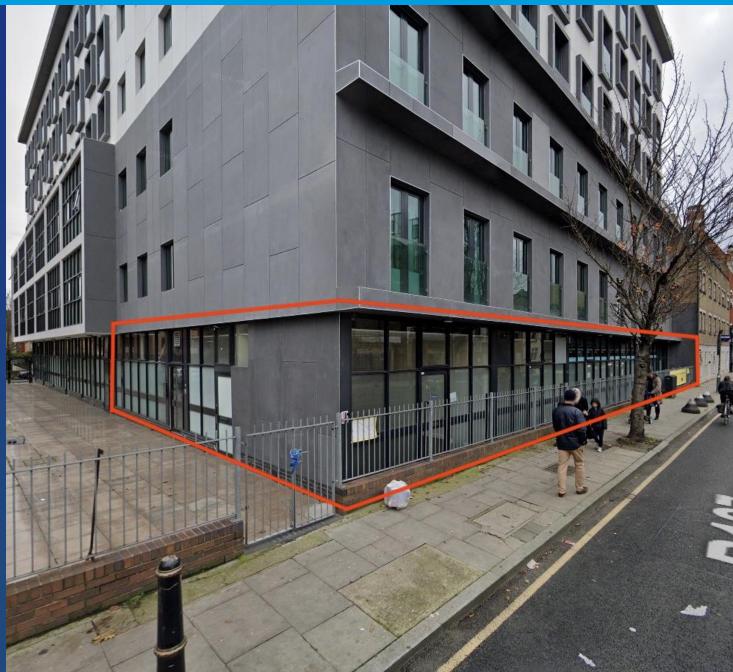
COMMERCIAL PROPERTY AGENTS

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

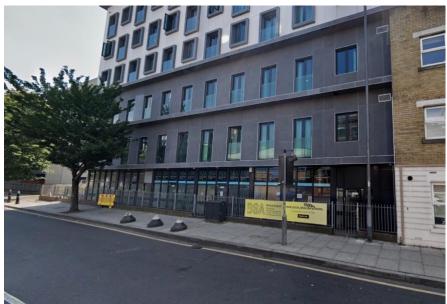
Parmiter Street / Bishops Way, Bethnal Green, London E2 9EX



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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
А	97.29	1047.23	А	26.88	289.34
В	47.94	516.03	В	16.17	174.05
С	39.1	420.87	С	16.17	174.05
D	39.36	423.67	D	32.4	348.75
Е	54.52	586.85	Е	33.12	356.50
Total	278.21	2994.65	F	35.28	379.75
			G	40.32	434.00
			Н	19.6	210.97
			I	20.16	217.00
Parking for 3 vehicles			Total	240.1	2584.44

Tenure:

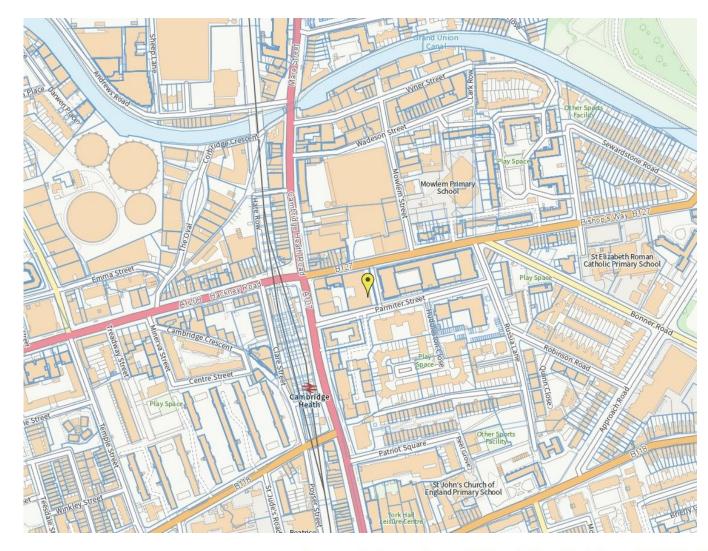
New Lease to agreed.

Rent:

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

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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

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