

## TO LET Railway Arches

Arches 6 & 9 Pinchin Street  
London E1 1SD



### Contact

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## Location

The subject Arches are located in Shadwell, within the London Borough of Tower Hamlets. Shadwell Station is located approximately 0.4 miles to the east providing access to both DLR and Overground services.

The surrounding area is predominantly other arch properties and residential.

## Description

Traditional railway arches benefitting from secure roller shutter outer door, as well as double doors internally.

Both arches are predominantly open plan and also benefit from a mezzanine, with a floor to ceiling height of 2.2m to the underside of the mezzanine.

## Tenure

Leasehold

## Terms

The property is available by way of a new lease for a term of 3 years outside the provisions of the Landlord and Tenant Act Part II 1954.

A rolling Landlord's break option after the first year of the term, subject to 6 month's prior written notice.

## Rent

Arch 6 - £38,000 per annum

Arch 9 - £37,000 per annum

## Landlord's costs

The Landlord's legal costs of £395 plus VAT will be payable by the ingoing Tenants.

## Energy Performance

Energy Performance Asset Rating:

Arch 6 – E

Arch 9 – D

## Rating

We are advised that the Rateable Value for the properties are as follows:

Arch 6 - £23,250

Arch 9 - £20,750

The UBR for 2023/24 is 49.9p in the £. Interested parties are advised to make their own enquiries to the Local Authority.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly by appointment with the sole agent, Rapleys.

## 2 railway arches

Suitable for a variety of uses including Uses within Class E/B2/B8, subject to planning.

Available for immediate occupation



TO LET

### Accommodation

The properties comprise the following approximate floor areas:

	Sq m	Sq ft
<b>Arch 6</b>		
Ground floor	115.65	1,245
Mezzanine	48.28	520
<b>Arch 6 Total</b>	<b>163.93</b>	<b>1,765</b>
<b>Arch 9</b>		
Ground floor	102.24	1,101
Mezzanine	64.52	694
<b>Arch 9 Total</b>	<b>166.76</b>	<b>1,795</b>

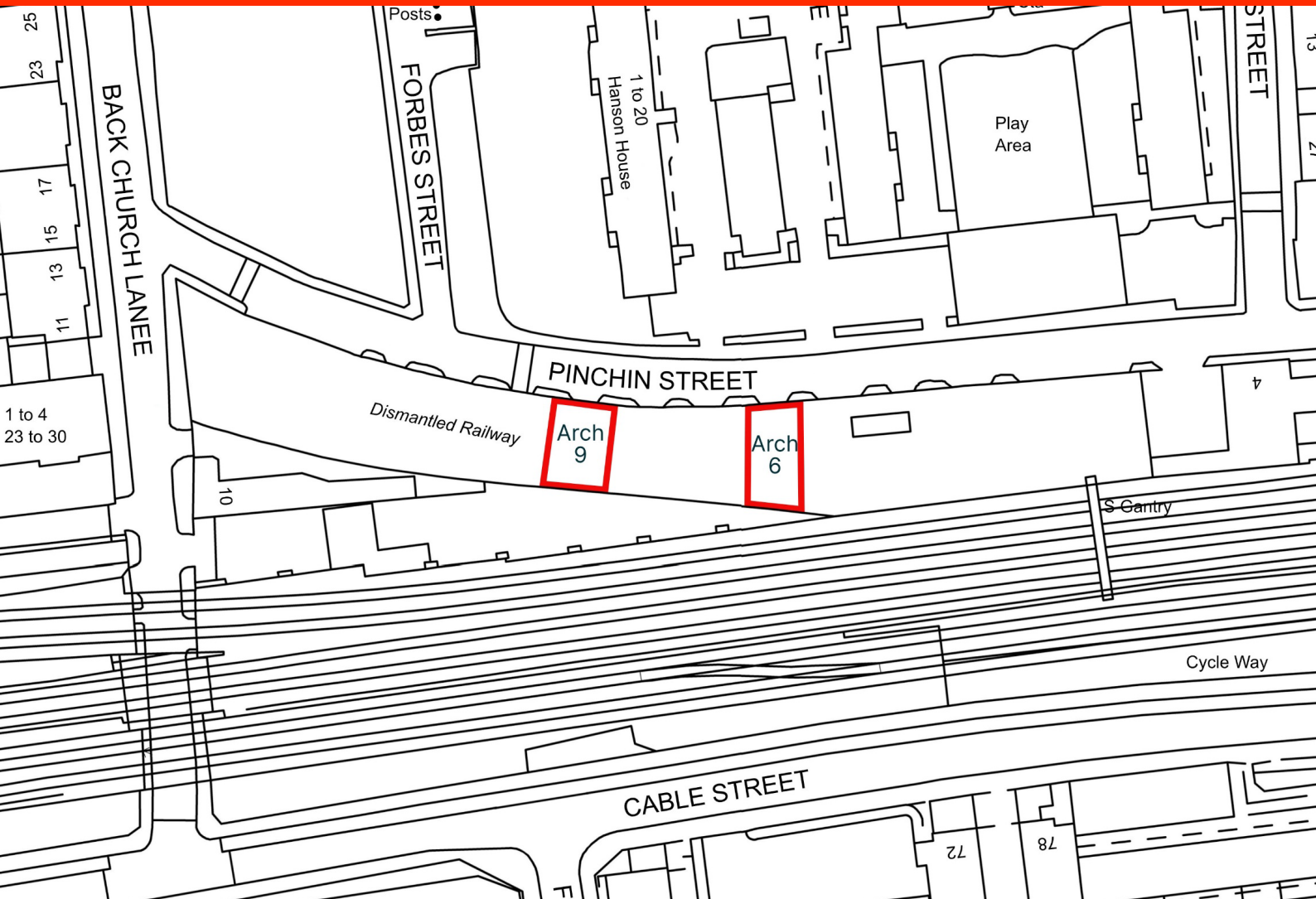
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

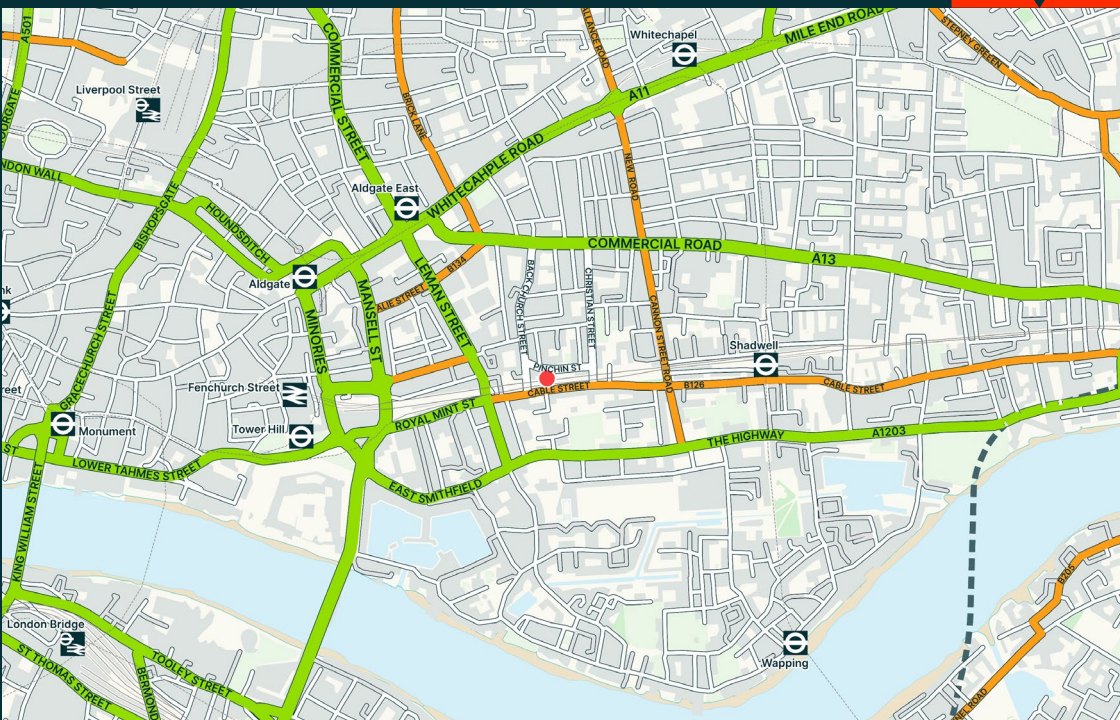


Arch 6 - Internal



Arch 9 - Internal





For further details contact:  
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