

## TO LET Railway Arch

Arch 11 Pinchin Street  
London E1 1SD



### Contact

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**Location**

The subject Arch is 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 arch benefitting from a secure roller shutter outer door, as well as double doors internally.

Internally it is predominantly open plan, with skimmed concrete flooring and LED lighting. This unit also benefits 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**

Quoting rent £40,000 per annum

**Landlord's costs**

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

**Energy Performance Asset Rating**

Rating E

**VAT**

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

**Rateable Value**

We are advised that the Rateable Value for the property is as follows £23,000

The UBR for 2023/2024 is 49.9p in the £. Interested parties are advised to make their own enquiries to the Local Authority.

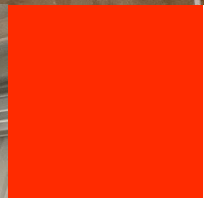
**Viewing**

Strictly by appointment with the sole agent, Rapleys.

**Railway Arch**

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

**Available for immediate occupation**

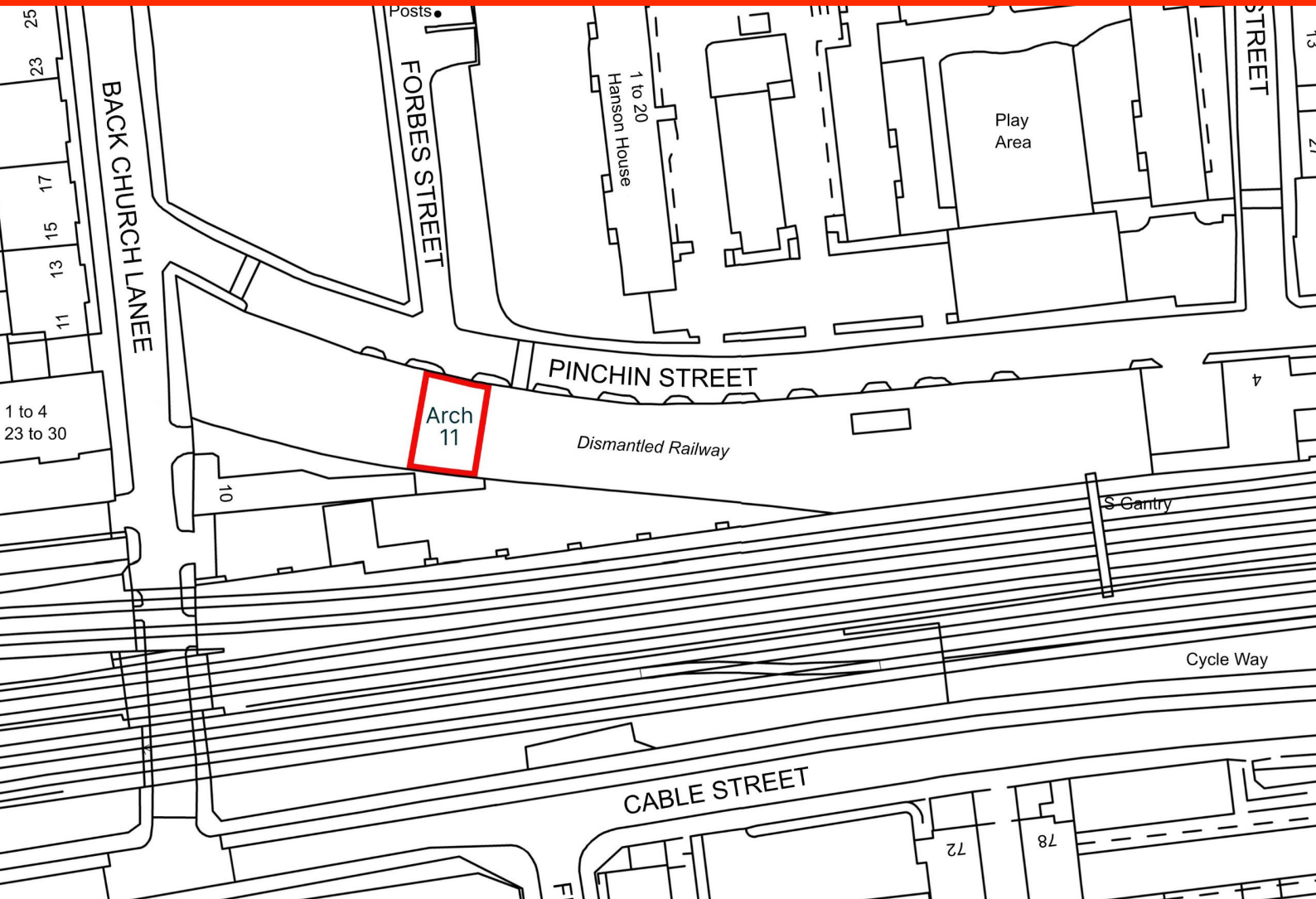


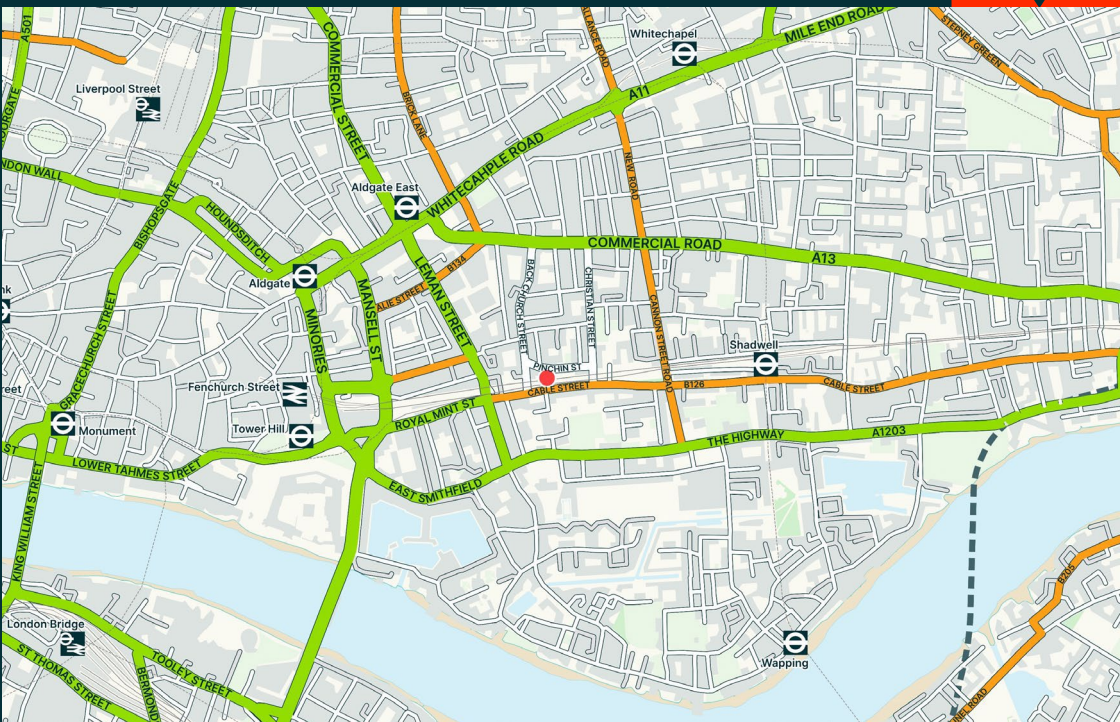
### Accommodation

The property comprises the approximate measured floor areas:

|              | Sq m         | Sq ft        |
|--------------|--------------|--------------|
| Ground floor | 92.0         | 990          |
| Mezzanine    | 62.0         | 665          |
| <b>Total</b> | <b>154.0</b> | <b>1,655</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.





For further details contact:  
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