

Arches To Let

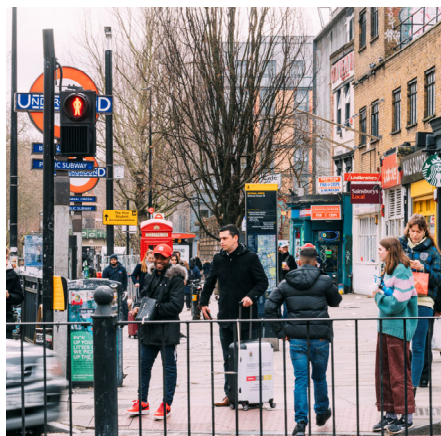
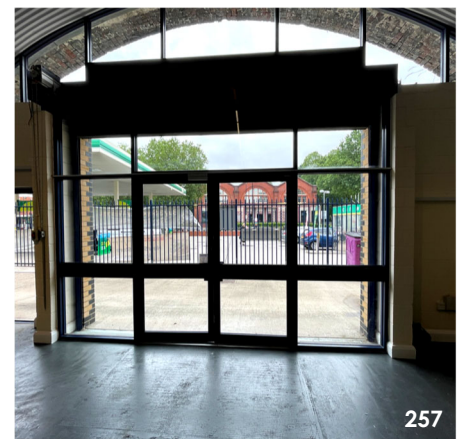
Arches 256-257,
Paradise Row,
Bethnal Green,
E2

Ground & Mezzanine
2,264 - 4,613 sq. ft
(218.3 - 428.6 sq. m)



Highlights

- Double arch with mezzanine
- Can be split to provide a single arch of c. 2,200 sq ft
- 2 minutes walk from Bethnal Green tube station
- Thriving location
- Suitable for office, light industrial or alternative uses
- Low total occupancy costs
- Flexible terms



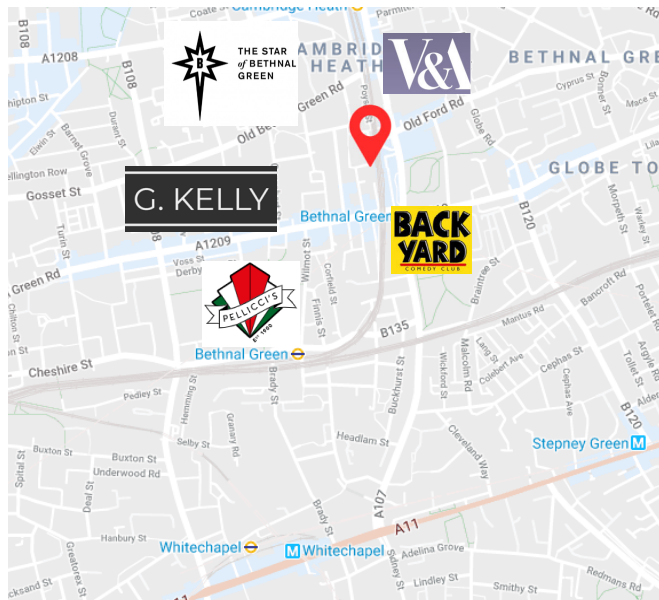
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Location

Paradise Row is situated just off Bethnal Green Road, a 2 minute walk from Bethnal Green Underground Station.

Bethnal Green is a thriving area that has recently undergone large transformation and now offers a diverse mix of occupiers and local food and beverage operators as well as cultural activities such as Backyard Comedy Club and the V&A Museum of Childhood. Paradise Row itself has attracted local operators such as Mother Kellys, Arepa & Co and Japanese Canteen.



Description

Arches 256-257 are two arches interconnected via a jack arch, which can be taken together or separately. Both units are setup with a mezzanine, tea point and toilets. Arch 256 benefits from a full height, electric, metal rolling shutter. Arch 257 benefits from an estate-facing glazed frontage. Both arches are suited to office, light industrial and alternative uses.

Accommodation

Floor	Sq Ft	Sq M
Arch 256	2,349	218.27
Arch 257	2,264	210.32
Total	4,613	428.59

Terms

A new lease for a flexible term by arrangement from The Arch Company contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

Rent

P.O.A

Rates

£4.40 per sq. ft (2021/22)

Service Charge

£0.57 per sq. ft

VAT

The property is elected for VAT purposes

EPC Rating

TBC

Floorplan



For further information or an appointment please contact:

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