



WAREHOUSE/INDUSTRIAL PREMISES TO RENT OR FOR SALE

19 St Andrews Way, Bromley By Bow, London, E3 3PA

Building Size: 7,955sq.ft (739 sq.m) Site Area: 0.311 Acres

Location

The property is located eastern part of London Borough of Tower Hamlets on St Andrews Way in Bromley By Bow. St Andrews Way is access via B140 Devons Road which links to the A12.

A12 provides easy access to Docklands/Canary Wharf, South London as well as east/north London with direct road connection to the Blackwall Tunnel Northern Approach A102(M) as well as the A406 North Circular Road, M11 and M25; with the A2 and A20 to the south.

Both Devons Road station (DLR service) and Bromley-by-Bow Station (London underground service via the District and Hammersmith & City line) are within walking distance, as well as several bus routes offering connections to the City and Stratford International.

Description

The property is situated on a third of an acre and comprises of a modern detached two-story warehouse premises offering first floor offices with its own secure gated yard with seven allocated parking spaces. The unit offer loading facilities with two electric roller shutters.

Amenities

- Self-contained unit with secure yard
- 7 allocated parking spaces.
- 2 electric loading doors
- 3 Phase Power
- 24-hour private security
- Alarm System
- Approx. 8m eaves height



Accommodation

	FT ²	M ²
Warehouse	6,122	568
First Floor Office	1,833	170
Total Area	7,955	739
Site Area: 0.311 acres (0.13 hectares)		

Floor areas have been provided to us by the owner and have not been physically verified.
The prospective purchaser must satisfy themselves as to the accuracy of areas.

TENURE

Sale of the freehold interest.

LEASE

A new full repairing and insuring lease.

RENT/PRICE

Available upon request.

BUSINESS RATES

Rateable value: £87,500.

Parties are advised to make their own enquiries with the London Borough of Tower Hamlets.

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VAT

VAT is payable if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

By appointment with sole agents:

Strettons
Waltham House
11 Kirkdale Road
London
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These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property