



## Gales Garden Arches

E2 0EJ

**1080 – 2155 sq ft**  
**Arches in Gales**  
**Gardens, Bethnal Green**

**1,080 to 4,303 sq ft**  
(100.34 to 399.76 sq m)

- B1/ B8
- Vibrant Location
- Well located
- Double Arch
- Enclosed yard area

# Gales Garden Arches, London, E2 0EJ

## Description

Unit 2 comprises two arches connected via a jack arch. Also enclosed beneath one arch is a secure covered yard area which can be used for parking or for general storage. The internal arches are fully lined and are in good condition, with windows allowing for natural light within the arch. Both arches are accessible with vehicles via Birkbeck Street and have roller-shutter entrances fronting Gales Gardens. A W.C. and kitchenette is installed within the property. The property benefits from a three-phase power supply and is ready to let with B1/B8 Use.

Unit 9 has recently been refurbished and comprises of a single arch and frontage looking onto Gales Gardens. The arch is fully lined with a toilet, glass infill, and electric roller shutter. The electricity supply is single phase. The arch has a double height ceiling and therefore provides the opportunity to build a mezzanine level (subject to landlords consent and approvals).

Unit 10 is a newly Refurbished single lined arch in a prominent location close to Bethnal Green Station

## Location

Gales Gardens is a vibrant location located just moments away from both Bethnal Green Stations, and is directly accessible for pedestrians from Bethnal Green Road (and for vehicles from Birkbeck Road).

The location makes the property suitable for creative users, while also being suitable for more traditional industrial users as well.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 2	2,115	196.49	Available
Unit - 9	1,080	100.34	Available
Unit - 10	1,108	102.94	Available
<b>Total</b>	<b>4,303</b>	<b>399.77</b>	

## Specification

Insurance approximately £568.40 Arch 2

Insurance approximately £290.52 Arch 9

The tenant is responsible for arranging their own buildings insurance on Arch 10

Service charge £911.13

## Viewings

Via Stirling Ackroyd

## Terms

Available on The Arch Co's Standard Tenancy Agreement



## Summary

Available Size	1,080 to 4,303 sq ft
Rent	£36,720.00 - £75,160.00 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Viewing & Further Information



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