

TO LET

OFFICE SPACE LOCATED IN THE IMPRESSIVE VICTORIA WHARF DEVELOPMENT

4 PALMERS ROAD, BETHNAL GREEN, LONDON, E2 0SX
790 SQ. FT (73.44 SQ. M)



Currell

020 7354 5050

LOCATION

Situated on Palmers Road which runs parallel to Regents Canal and to the south of Roman Road, the modern East City fringe offices are located within the impressive Victoria Wharf Development. Right between Bethnal Green and Mile End Underground Stations on the Central Line, the premises are also accessible by the District and Hammersmith & City lines from Stepney Green Station.

DESCRIPTION

Comprises a modern office unit arranged over ground floor and mezzanine levels within a newly built commercial and residential development including concierge services.

The unit benefits from wooden flooring and high ceiling throughout and a large glazed frontage offering plenty of natural light. Accessible from both the front and the rear, the space is also equipped with a modern fitted kitchen and a shower cubicle.

ACCOMMODATION

We have not undertaken on-site measurement but understand that the commercial space comprises a gross internal area of 790 sq. ft. (73.44 sq. m).

TERMS

The unit is available on a new full repairing and insuring lease upon terms to be agreed.

RENTAL

£21,000 per annum exclusive of business rates, service charge and VAT, if applicable.

BUSINESS RATES

We understand the current business rates for the property are approximately £3,485.00 per annum. All interested parties are advised to confirm the current rates payable with the Local Authority.

SERVICE CHARGE

Approximately £2,130.00 per annum.

EPC

Energy Performance Asset Rating - E

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment through sole agents:
Currell Commercial Ltd

Beverley Hedge
DDI – 020 7704 7514
b.hedge@currell.com

Jon Morell
DDI – 020 7096 2785
j.morell@currell.com

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DDI – 020 7096 2780
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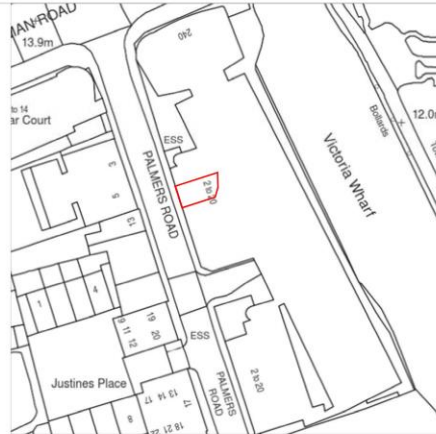
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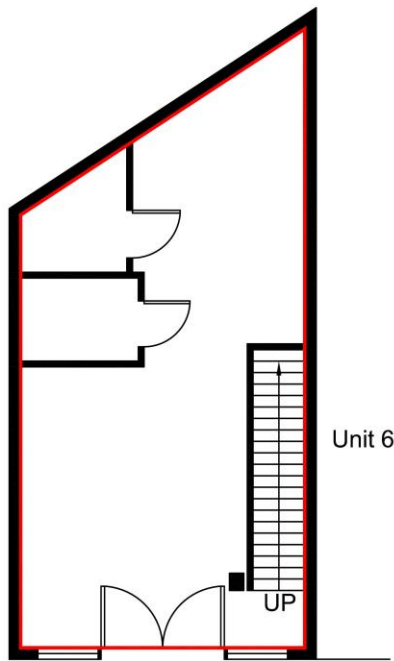
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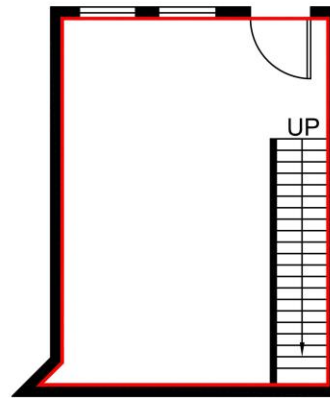


Location Map
Scale: 1:1250



Pavement

Ground Floor



Mezzanine

Note: To ensure correct scaling when printing select paper scaling "Option None"

Unit 4, 20 Palmers Road, London, E2 0SZ		date	11.04.2016	dwg.no.	
Ground Floor & Mezzanine Net Area. 73.44 sq.m.		scale	1:100 at A4	revision	v0.A
Scale (Meters)	0 5				



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