



## Unit 12, 65 Ben Jonson Road, London, E1 4SA

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A great opportunity to secure a modern commercial unit located on popular local parade within Tower Hamlets

- Commercial unit within a large residential scheme
- Excellent communication links
- Suitable for a wide variety of uses
- Glazed shop front in shell condition ready for tenants own bespoke fit out

# Unit 12, 65 Ben Jonson Road, London, E1 4SA

## Summary

Available Size	1,158 sq ft
Rent	£29,000 per annum
Rates Payable	£7,609.75 per annum We recommend any in going tenant make their own enquiries to the local authority for further confirmation.
Rateable Value	£15,250
Service Charge	To be confirmed
EPC Rating	B (39)

## Description

The property comprises a ground floor unit situated below a new block of the re-modelled Ocean Estate, comprising of modern apartments. The building is of masonry construction beneath four floors of apartments with street parking spaces accessible nearby on Duckett Street and Harford Street. The units comprise of open space in shell condition, with concrete screed flooring and capped off services, ready for shop fitting by the tenant. We understand they are suitable for the E use class. Alternative uses subject to planning.

## Location

The property is within a 10 minute walk from Stepney Green Underground station (District and Hammersmith & City Lines) and Limehouse Mainline station (DLR Services) as well as multiple bus routes serving the vicinity.

## Accommodation

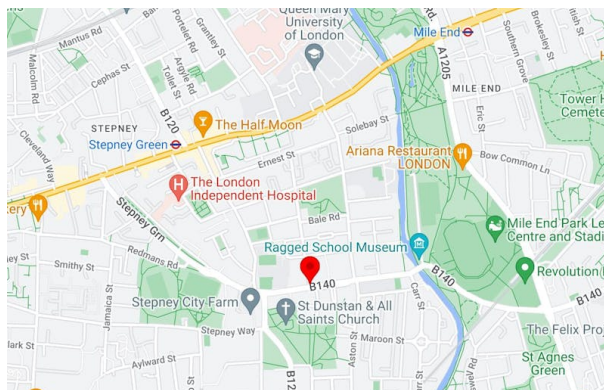
Description	Size	Rent
Unit 12	1,158 sq ft	£29,000 per annum

## Lease

The property would be offered to the market on a term let of up to 15 years and outside the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act.

## Legal Costs

The ingoing tenant will be responsible for the legal costs incurred by the landlord. Costs to be confirmed by Tower Hamlets.



## Viewing & Further Information

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