



Unit 9, 57-59 Ben Jonson Road, London, E1 4SA

A great opportunity to secure one of the last remaining units of the development on Ben Jonson Road, a popular local retail parade.

- MIXED USE COMMERCIAL AND RESIDENTIAL SCHEME
- EXCELLENT COMMUNICATION LINKS
- GLAZED SHOP FRONT INSTALLED
- READY FOR TENANTS BESPOKE FITOUT

Unit 9, 57-59 Ben Jonson Road, London, E1 4SA

Summary

Available Size	1,292 sq ft
Rent	£32,500 per annum
Rates Payable	£9,730.50 per annum We recommend any ingoing tenant make their own further enquiries to the local authority
Rateable Value	£19,500
EPC Rating	B (38)

Description

The property comprises a ground floor corner 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
Ground floor area	1,292 sq ft

Viewings

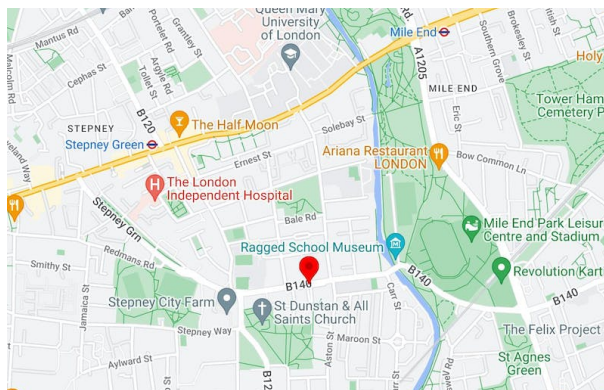
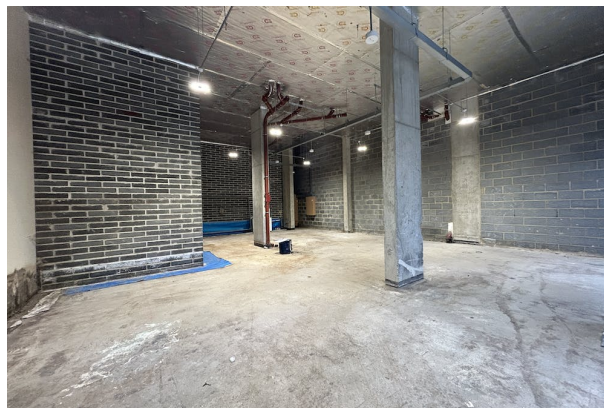
Strictly with the landlords sole agent.

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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