

To LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

On behalf of



BEN JONSON ROAD, LONDON, E1 4SA

582 sq ft to 3,283 sq ft (up to 305.00 sq m)



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

Chartered Surveyors
& Commercial Property
Consultants

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Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that:

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

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.

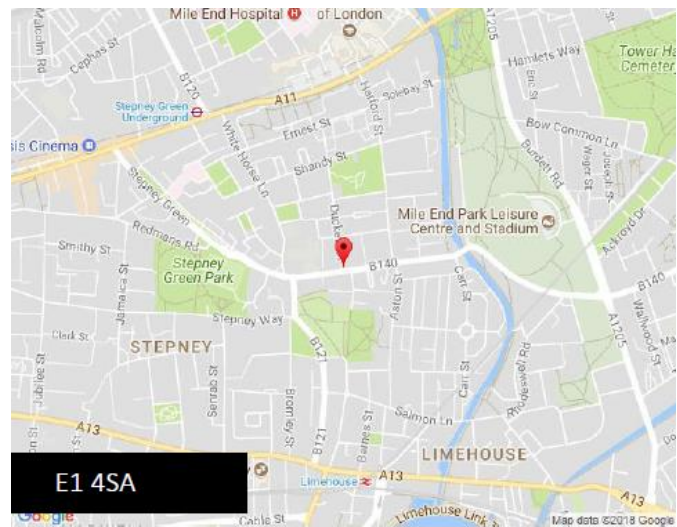
DESCRIPTION:

The property comprises ground floor units situated below a new block of a recently 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 A1, A2, A3 and D1 uses. Alternative uses subject to planning.



ACCOMODATION:

Description	Sq ft	Sq m	Rent
Unit 1	811	75.34	£14,600 per annum
Unit 3	582	54.07	£10,500 per annum
Unit 4	644	59.83	£11,600 per annum
Unit 9	1,292	120.03	£23,250 per annum
Unit 10	1,076	99.96	£19,375 per annum
Unit 11	915	85	£16,500 per annum
Unit 9 - 11 (triple unit)	3,283	304.99	£59,000 per annum
Unit 12	1,158	107.58	£20,900 per annum



Contacts & Enquiries

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LEASE:

The property would be offered to the market on a term let of 15-20 years and outside the security of tenure an compensation provisions of the 1954 Landlord & Tenant Act.

BUSINESS RATES:

To be confirmed - We recommend any in going tenant make their own enquiries to the local authority for further confirmation.

ENERGY PERFORMANCE CERTIFICATE:

To Follow

LEGAL COSTS:

The tenant is to be responsible for all legal costs incurred in the transaction.

VIEWING:

Strictly By Appointment