

62-82 Commercial Road

London E1

- NEW LEASE AVAILABLE
- 40M FRONTAGE ON COMMERCIAL ROAD & PROMINENT RETURN
- APPROXIMATELY A 5 MINUTE WALK FROM ALDGATE EAST TUBE STATION



Location

The unit is situated in a prominent position on Commercial Road located close towards Aldgate East Tube Station. The area benefits from a mixture of surrounding retail and office occupiers, as well as being located within a residential area of Whitechapel.

Accommodation

The premises are arranged over ground floor and mezzanine floors comprising the following approximate net internal floor areas:

Ground Floor	5,339 sq ft	496 sq m
Mezzanine	632 sq ft	58 sq m
Total	5,971 sq ft	554 sq m

The Property also benefits from 5 parking spaces and rear loading. There is potential to also split the space.

Tenure

Subject to vacant possession the property is available for a term to be agreed by way of a new lease contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

Rent on application.

Use

The property benefits from Use A1 of the Town & Country Planning (Use Classes) Order 1987.

Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value 2017	£92,500
UBR (2017/18)	51.3p
Rates Payable	£47,452.50

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs.

EPC

D-97

An EPC certificate is available on request.

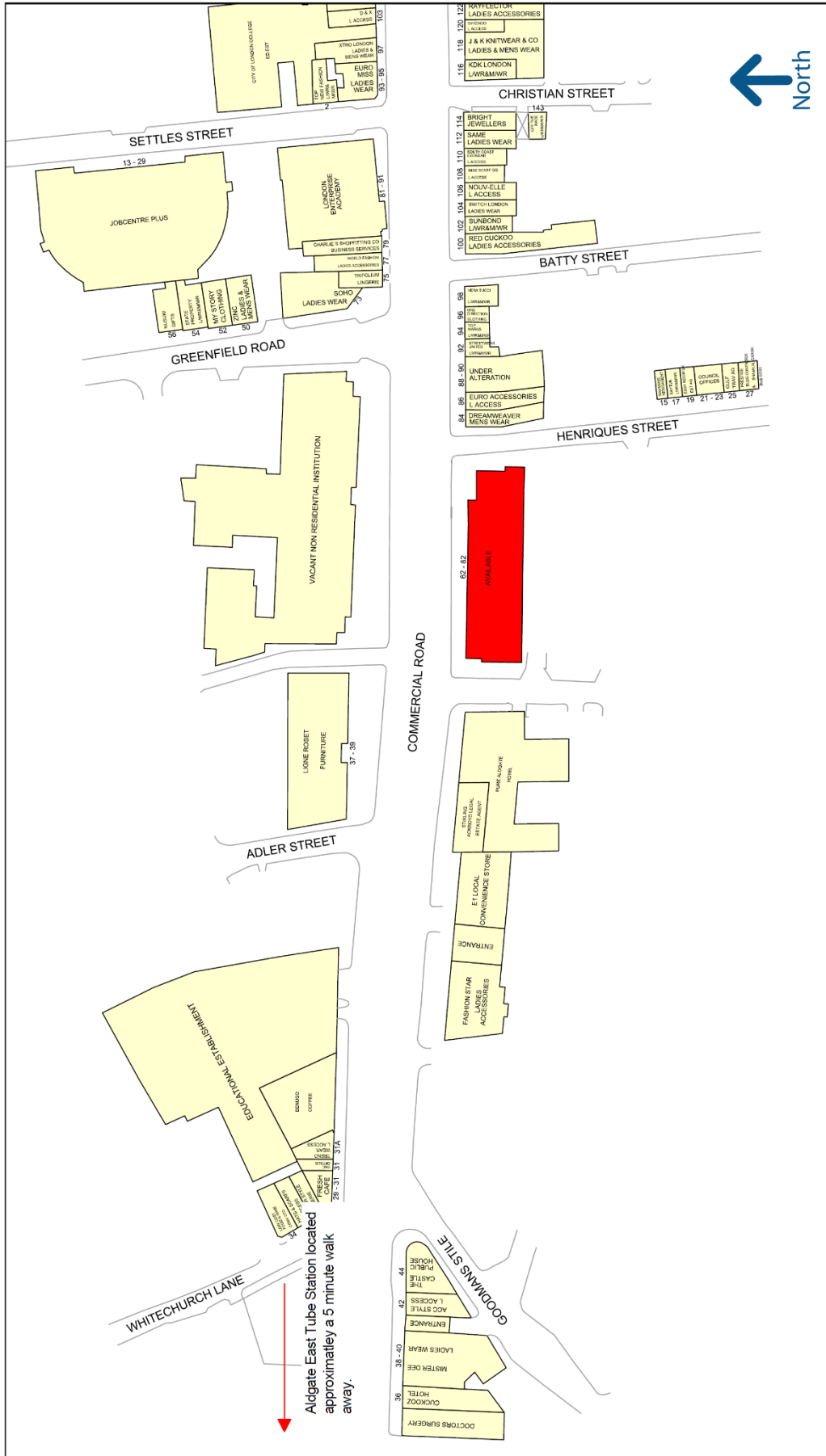
Contact Us

Staff are not aware therefore all appointments to view must be arranged via sole agents Colliers International, through:

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