

TO LET

WAREHOUSE / STORAGE UNIT

5,040 sq ft

**Unit 5
Highway Trading Estate
London E1W 3HR**

Location

The Highway Trading Estate is located approximately two miles west of Canary Wharf and two miles east of central London. It is an established estate situated just off the Highway (A1203), which connects the Limehouse area with the City of London. The estate boasts trade occupiers such as Screwfix and Euro Car Parts.

The A13 (Commercial Road) is within a short distance. DLR and London overground rail services are available from Limehouse station, which is within a 5-minute walk of the estate.

Description

The property comprises a single storey end of terrace warehouse/storage unit of steel portal frame construction with brick elevations. Internally it provides storage space, WC's and offices at ground and first floor level.

Amenities include:

- Insulated roof lining
- Translucent roof lights
- 3 Phase power supply
- Steel palisade fenced yard
- Up and over loading door
- Parking area
- Minimum eaves height 5.19m
- Max eaves height 5.77m



Planning Services

All prospective tenants are advised to make their own investigations as to the planning and condition and availability of services.

Terms

A new flexible lease is available for a term of three years. The lease must be excluded from the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act and will contain provisions for a mutual rolling break option, which is subject to three months prior notice.

Rent

£75,600 per annum exclusive. (£15 per sq ft).

Service charge

There is an estate charge payable by the tenants. We understand this is currently running at £1.41 per sq ft per annum.

Rates

Interested parties are advised to make their own enquires with the relevant rating authority. Rates payable are estimated at £24,840 per annum. (£4.93 per sq ft).

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Consultancy
colintg@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Development
duncanwilson@astonrose.co.uk

Valuation Services
duncanpreston@astonrose.co.uk

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of D (83). A copy of the EPC assessment is available on request.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in a transaction.

Possession

Possession of the unit is available immediately upon completion of legal formalities or earlier by agreement.

For further information and viewing arrangements please contact Aston Rose:

Tim Richards

020 7629 1533

timrichards@astonrose.co.uk

Dominic Clarke

020 7629 1533

dominicclarke@astonrose.co.uk

**Subject to Contract
November 2017**



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