

2887/04/13

## Trade Counter/Warehouse Unit

**TO LET**

**490 - 820 sq ft (46 - 76 m<sup>2</sup>) gross internal area**



**Units 8, 19/20  
Highway Business Park,  
Heckford Street,  
Tower Hamlets,  
London,  
E1W 3HS**

2/3 Woodstock Street  
London W1C 2AB

Also at: Park Royal, NW10  
**+44 (0)208 965 2070**  
Croydon, CR0  
**+44 (0)208 662 2204**

**[www.grantmillswood.com](http://www.grantmillswood.com)**

None of the systems, equipment or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. Under the Finance Acts 1989 and 1997, VAT may be levied on the price/rent. We recommend that interested parties establish the VAT implications before entering into any agreement. All prices/rents are exclusive of Stamp Duty Land Tax.

**DESCRIPTION**

The estate provides small single storey light industrial warehouse/trade counter units in a prominent location in Tower Hamlets, East London. Located on the A1203 Highway which links the Limehouse area directly to the City and is also in close proximity to Canary Wharf.

Surrounding trade counter occupiers include: Screw Fix, Express Plant Hire, Medlock Electrical Ltd and CMS Ltd.

Limehouse Station (Dockland Light Railway) is a short walk from the estate providing a fast and frequent rail service to Tower Gateway and Bank (Central Line underground service).

The units vary in height from approximately 3.8m to 5m and benefit from the following:

- Strip lighting
- Roof Lights
- W/C facilities
- Manual roller shutter
- 3 phase electricity
- 24 hour access
- Onsite parking.

Externally, the estate has security gates to the front and a perimeter fence surrounding the estate.

**FLOOR AREA**

Unit	Sq ft	(m <sup>2</sup> )	Rent (PA)
8	490	(46)	£9,807.90
15/16	1,640	(152)	<b>UNDER OFFER</b>
19/20	820	(76)	£15,775.80

**LEGAL COSTS**

Each party to bear their own legal costs incurred.

**TERMS**

New full repairing and insuring lease is available for a term by agreement. Subject to Contract. The rent quoted above is per annum exclusive of business rates, service charge, insurance and VAT.

**EPC**

Please contact the agent for further information regarding the EPC.

**RATES**

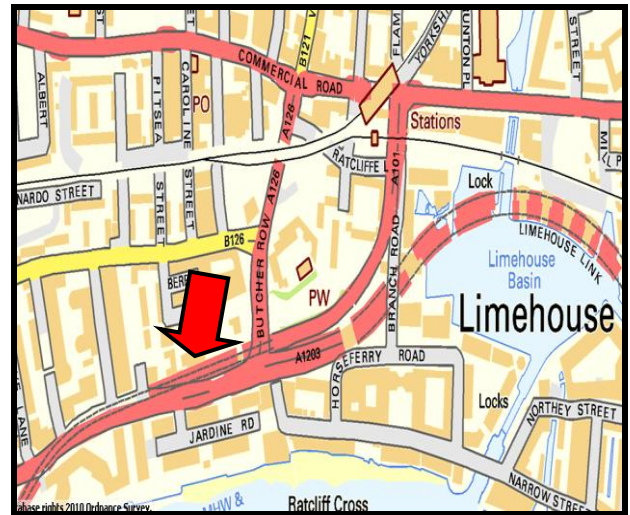
Interested parties should make their own enquiries through Tower Hamlets Council (0207 364 5010).

**SERVICE CHARGE**

The current estate service charge budget equates to £1.24 per sq ft for the current year.

**VIEWING**

Strictly by appointment through sole agents Grant Mills Wood (020 7629 8501).



© Crown copyright and Database Rights 2010 Ordnance Survey



**RICS CODE OF PRACTICE FOR COMMERCIAL LEASES**

Please see <http://www.commercialleasecodeew.co.uk>

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.