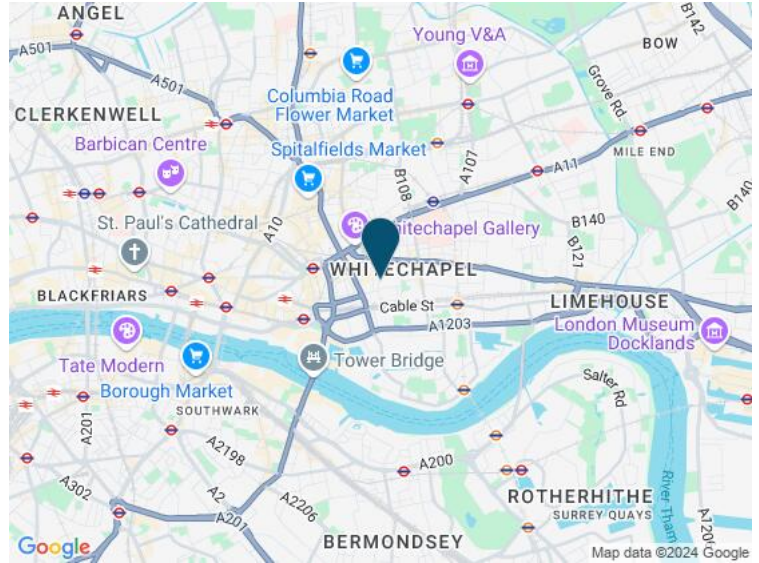


Arch 6 Pinchin Street - E1 1LX

Reference number: ZLS01901



-  Size: 1,762 sq ft (163.7) sq m
-  Location: Shadwell
-  Rent: £40,700 Per Annum + VAT
-  Type: Office, Light Industrial, Storage, Retail
-  Available From: Immediately
-  Local Authority: Tower Hamlets
-  Deposit: 3 months rent – subject to status

Property Description:

This property is a fully lined arch property in excellent condition with electric shutter, water and drainage with internal WC. Internally there is a mezzanine floor

Key Details:

- Prominent and desirable location in an up and coming area
- Excellent transport links
- Recently installed electricity supply
- Electric shutter

Location Description:

The property is in a superb location with easy access to the City and Stratford via the A11 and A12. The nearest underground station is at Mile End and the nearest DLR is at Devons Road, both within zone 2. Pinchin Street is close to Tower Bridge & The City of London. It is outside the congestion zone

Tenancy Agreement:

Available on Network Rail Property's Solutions Tenancy Agreement. The benefits of this are: Rental payments can be made monthly by direct debit Rent Increases are applied annually by 3% with rent review in Year 5. Tenants are able to serve 6 months notice to end their tenancy

Solutions RPI:

Solutions RPI 2.5%

Property Insurance:

The tenant is to pay the sum of £473.98 per annum in respect of a contribution to insurance.

User Planning:

B1 & B8

Business Rates:

Payable by the tenant, please contact the local authority for details.

Costs:

Tenant to contribute £395.00 + VAT towards the documentation and administration.

Contact:

Lucy Coombes
lucy.coombes@networkrail.co.uk
07395385237

Disclaimer:

Network Rail give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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