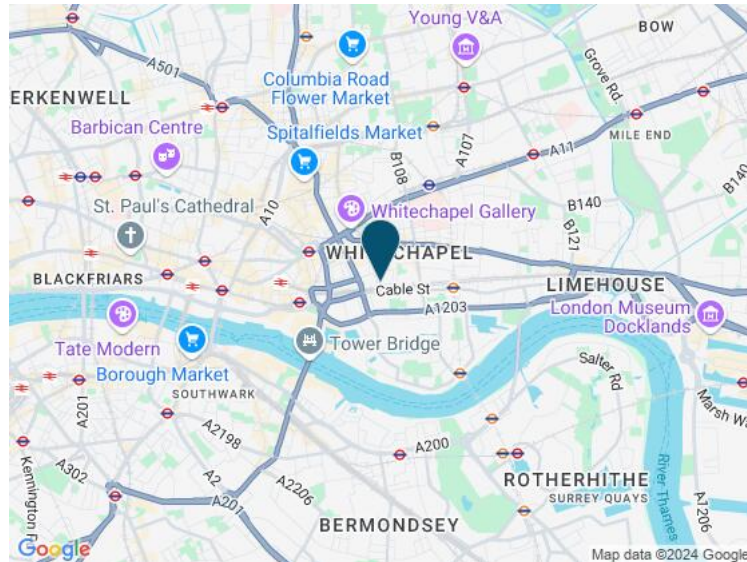


## Arch 9, Pinchin Street - E1 1LX

Reference number: ZLS01803



-  Size: 1,484 sq ft (137.87) sq m
-  Location: London
-  Rent: £37,250 Per Annum + VAT
-  Type: Light Industrial, Storage
-  Available From: Immediately
-  Local Authority: Tower Hamlets
-  Deposit: 3 months rent – subject to status

### Property Description:

This Arch is located halfway down the row on Pinchin street which is just off Cable Street. The property has been refurbished with new brick infill, doors, lining, floor, mezzanine, WC and electrics. The property has an electric shutter on the front, and behind the shutter are a set of glazed doors. The ground floor has an area of 1,094 Square Feet, whilst the mezzanine has an area of 779 Square feet. This gives the property a total area of 1,873 Square Foot.

### **Key Details:**

- New Brick Infill
- Mezzanine
- Lining
- Electric Shutter in front of glazed doors
- Toilet Facilities/Electrics

### **Location Description:**

The property at 9 Pinchin Street is situated in Shadwell to the east of Tower Hill. Shadwell DLR station is the closest station and the area is well served by road links.

### **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 +0.5%%

### **Property Insurance:**

The tenant is to pay the sum of £283.80 per annum in respect of a contribution to insurance.

### **User Planning:**

B1, B2 and B8 user classes are permitted.

### **Contact:**

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### **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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