

TO LET

EAST LONDON
WORKSPACE



whozoo.

TOWER HAMLETS

Unit 5, 88 Mile End Road, London E1 4UN

Price **£25,500** Per Annum



Property Type

WAREHOUSE



Size

1,319 SQFT



Tenure

LEASEHOLD



Borough

TOWER HAMLETS



Planning Granted

NO



Existing Use

USE CLASS E

Tenanted



No

Local Train Stations

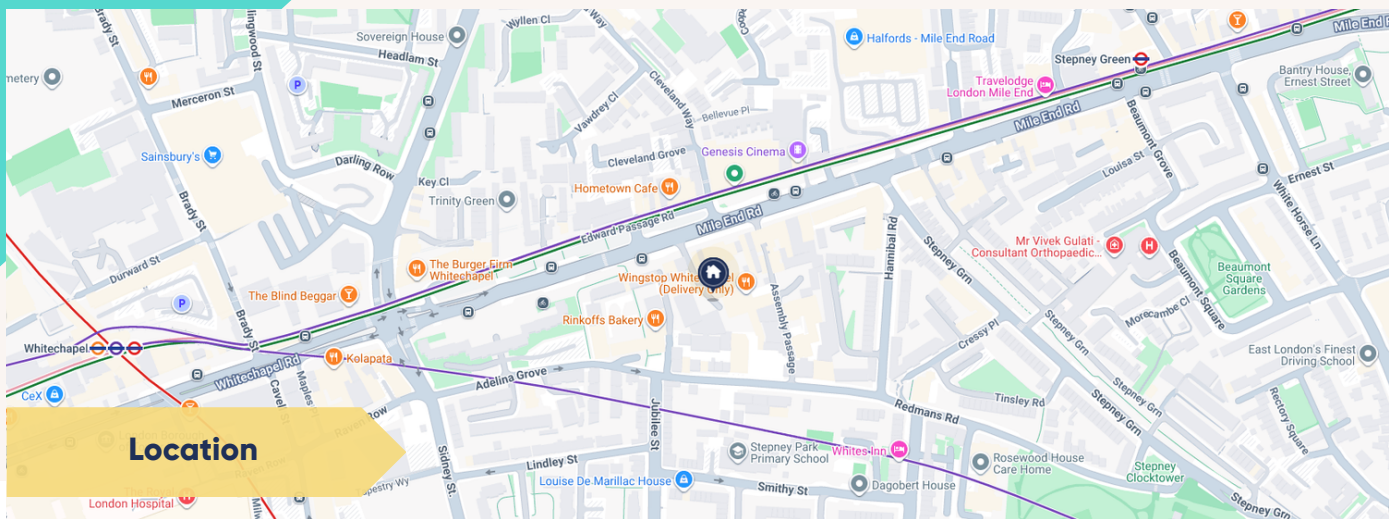


Stepney Green (0.3 miles)
Whitechapel (0.3 miles)
Whitechapel Underground (0.3 miles)

VAT Applicable



No



Location

Additional Information

Characterful self-contained Class E workspace extending to approximately 1,319 sq ft, comprising Units 5A and 5B, available to let as a single combined unit. Situated on the first floor of a converted warehouse within Captain Cook's Yard, the accommodation provides bright open-plan space with excellent natural light from multiple skylights, exposed beams, timber flooring, heating and kitchen facilities, with access to shared WCs. The property is well suited to creative and media businesses, architects, designers, technology companies, training providers, healthcare and wellbeing operators, professional services, office and other Class E occupiers.

Location

Situated on Mile End Road, close to the junction with Cambridge Heath Road, in a well-established East London location. The surrounding area provides a wide range of local amenities, cafés and convenience retail, with Whitechapel and Shoreditch both within easy reach.

Transport

Whitechapel (8 mins), Stepney Green (6 mins) and Bethnal Green (12 mins) stations all within walking distance, providing access to the Elizabeth, Central, District, Hammersmith & City and Overground lines. Extensive bus routes along Mile End Road and Commercial Road.

Lease Terms

New FRI lease available, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Terms subject to agreement.



UNIT 5A



UNIT 5B



www.whozoo.co.uk



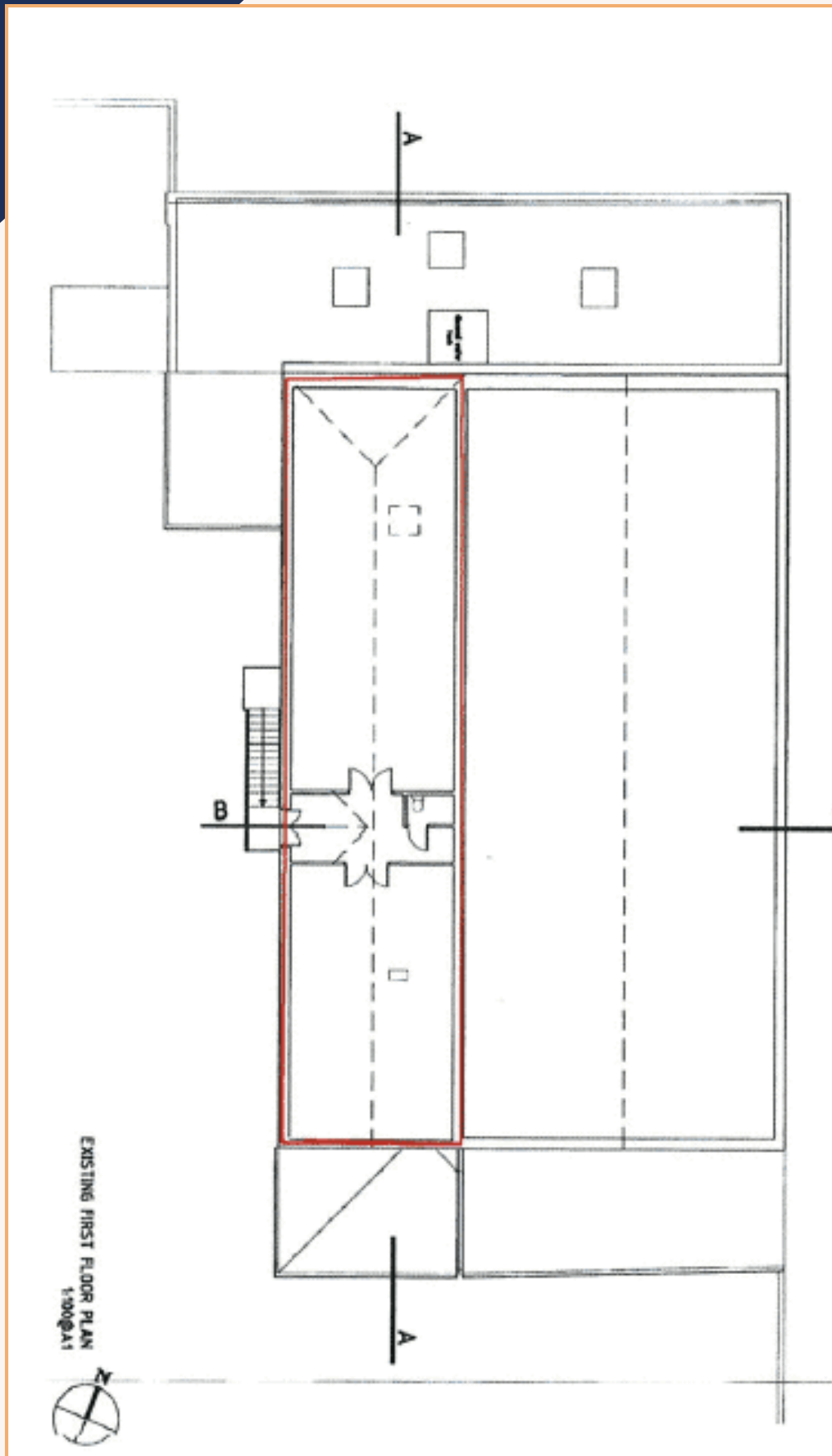
0333 200 8330



info@whozoo.co.uk

FLOORPLANS

Units 5A & B





Chue Li
Property Consultant

✉ chueli@whozoo.co.uk
☎ 07887 583 993 | 0333 200 8330



☎
0333 200 8330

✉
info@whozoo.co.uk

🌐
www.whozoo.co.uk

📱
07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.