

Est.1955

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8-10 RATCLIFFE
CROSS STREET,
LIMEHOUSE, E1 0HS

SELF-CONTAINED
WAREHOUSE/
DISTRIBUTION UNIT
3,516 FT



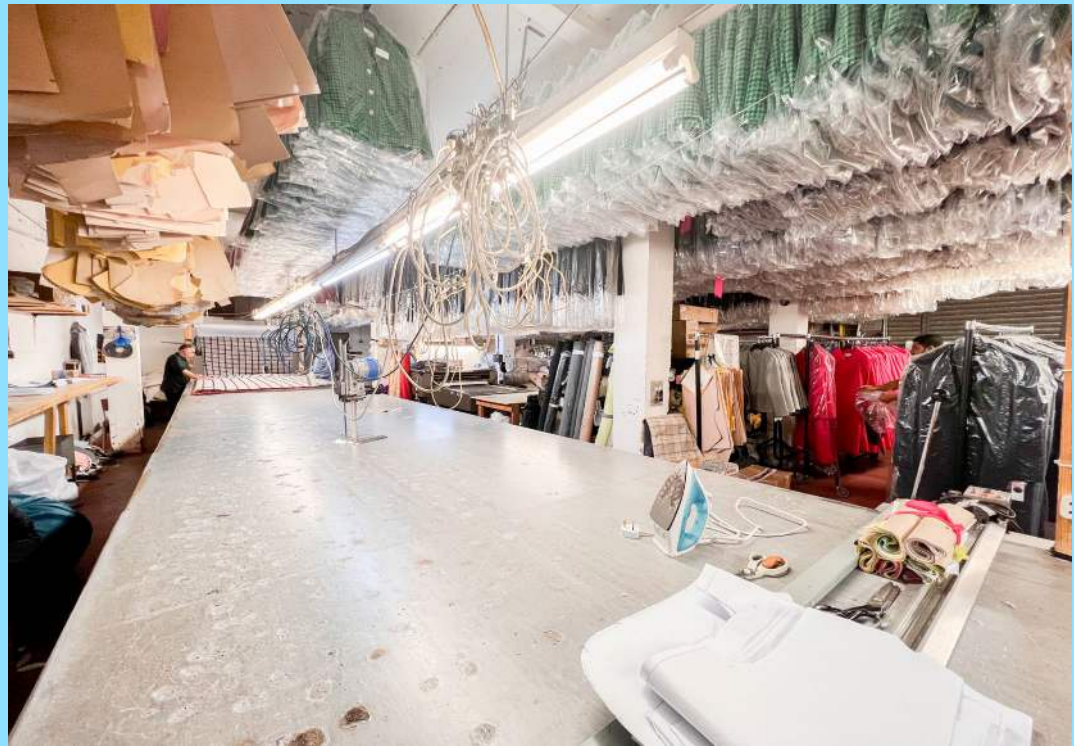
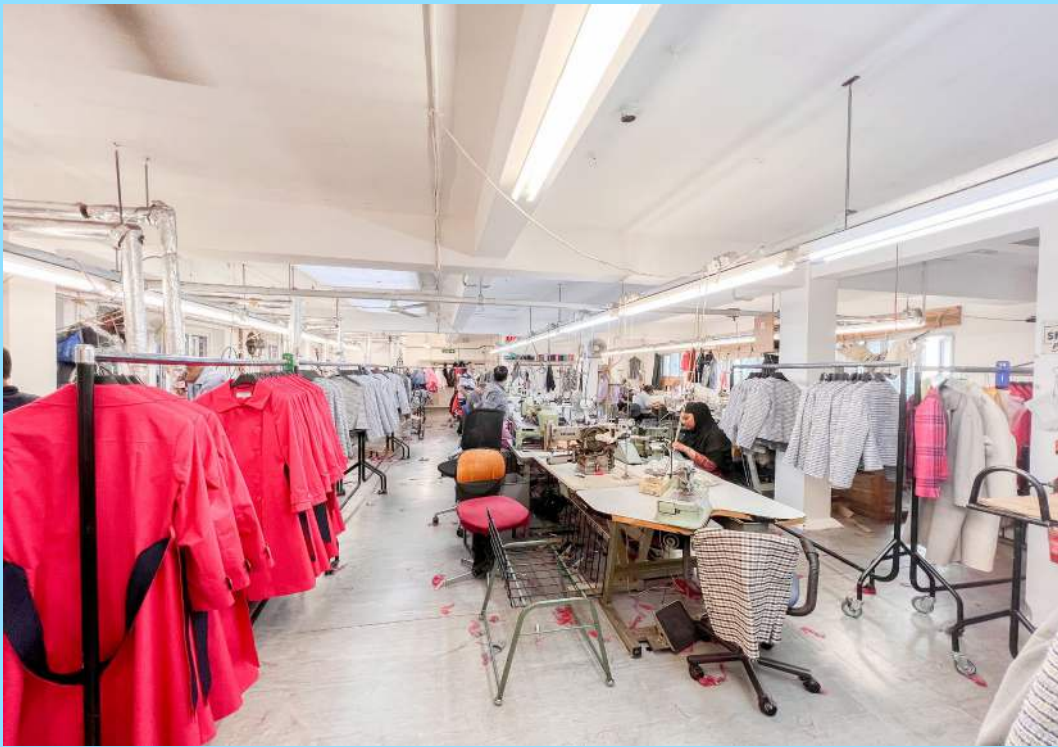
DESCRIPTION

The available accommodation is a self-contained warehouse comprising the ground and first floors, each with a ceiling height of 2.7m. The unit benefits from security shutters, gas central heating, and WC facilities. It's a perfect choice for businesses seeking a warehouse or light industrial studio space in close proximity to the City and bustling fashion district of Commercial Road.

AMENITIES

- Ceiling Height: 2.7m
- Self-Contained
- WC Facility
- Security Shutters
- G.C.H
- Good Location
- Good Transport Links








LOCATION

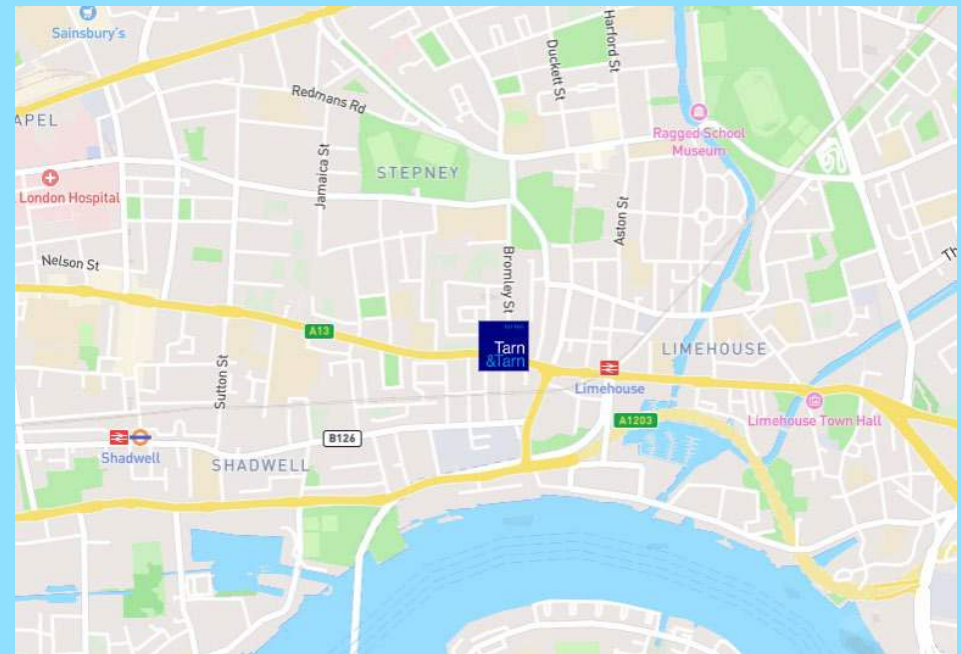
THE AREA

Perfectly situated just off Commercial Road, Ratcliffe Cross Street allows easy access into the City of London. Situated right next to the Docklands and a minute's walk to Limehouse DLR station, the area is served well by local amenities and supermarkets.



TRANSPORT

-  Limehouse (5-minute walk) – **DLR Line**
-  Shadwell (16-minute walk) – **DLR** and **Overground Line**
-  Westferry (20-minute walk) – **DLR Line**



ACCOMMODATION

FLOOR	FT²	M²
Ground	1,823	169.36
1 ST Floor	1,693	157.28
TOTAL	3,516	326.65

Available size	3,516 sqft
Passing Rent	£70,320 per annum
Business Rates	£20,253.75 per annum
Service Charge	N/A
Legal Fees	Each party to bear their own costs.
EPC Rating	D

BUILDING INSURANCE

TBC

TERMS

A New FRI Lease to be contracted outside the provision and security of the Landlord and Tenant Act 1954.

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

TBC



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VIEWINGS

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