

Est.1955

# Tarn &Tarn

**22-27 THE OVAL,  
CAMBRIDGE HEATH,  
E2 9DT**

**SELF-CONTAINED  
WAREHOUSE/  
MANUFACTURE SPACE  
4,350 SQFT**



# DESCRIPTION

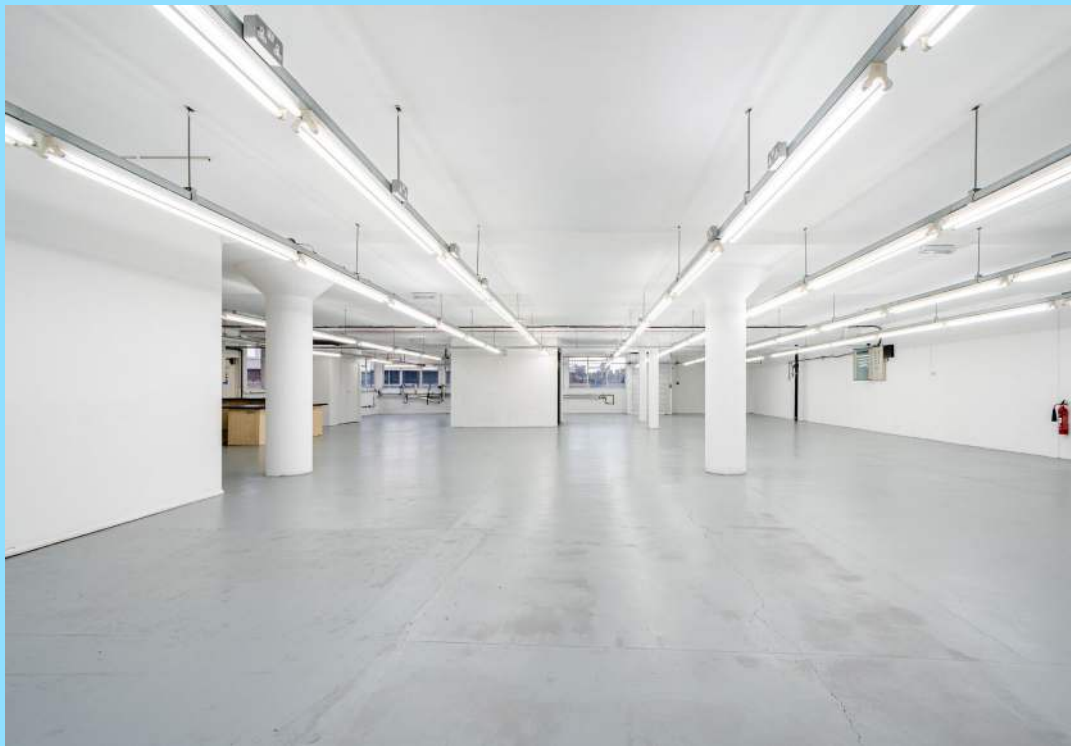
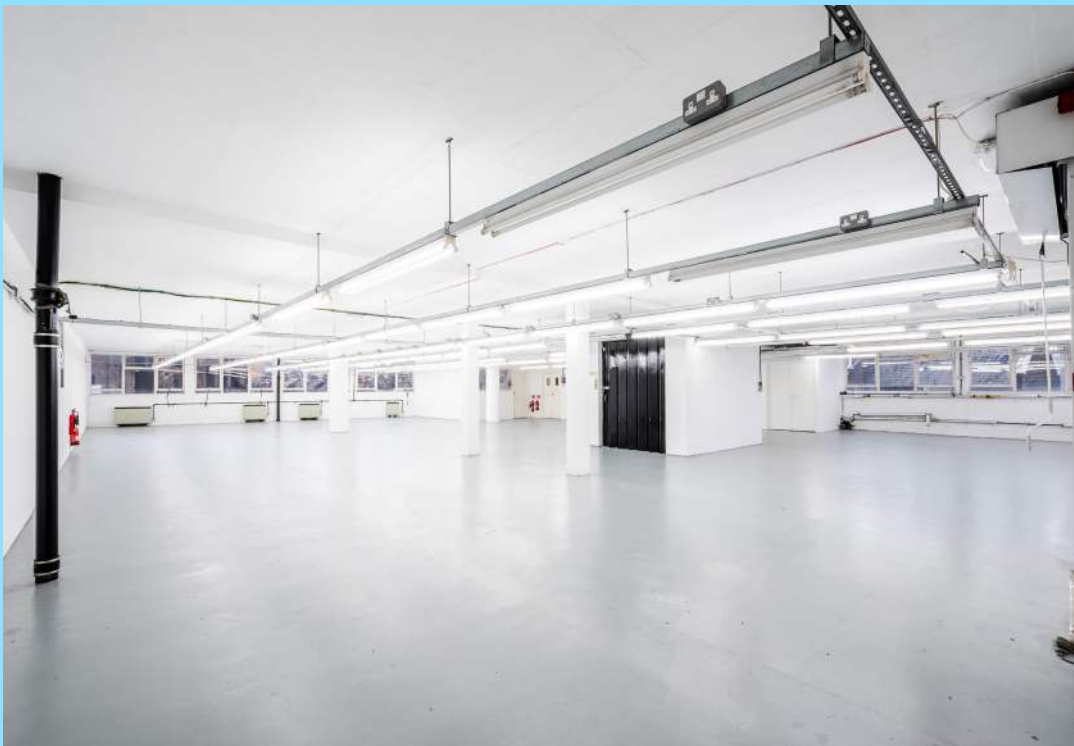
The available accommodation is a self-contained warehouse located on the 2nd floor of this industrial building. It offers several advantages, including a goods lift, a kitchenette, WC facilities, two meeting rooms, good natural light, and a loading bay for easy loading and unloading. Moreover, the unit provides a designated parking space at the back of the building, a 3-phase electric system, and an entry phone system for security. With these features, this property is well-equipped to meet the manufacturing needs of businesses. Notably, it includes an industrial steam boiler, making it particularly suitable for clothing manufacturers. Overall, it is an excellent choice for businesses in need of warehouse or light industrial studio space in the Hackney area.

# SUMMARY

- Kitchenette
- Good Location
- Great Natural Light
- Loading Bay
- Parking Space
- 3-Phase Electrical System
- Entry Phone System
- Industrial Steam Boiler for Clothing Manufactures
- Goods Lift







# LOCATION

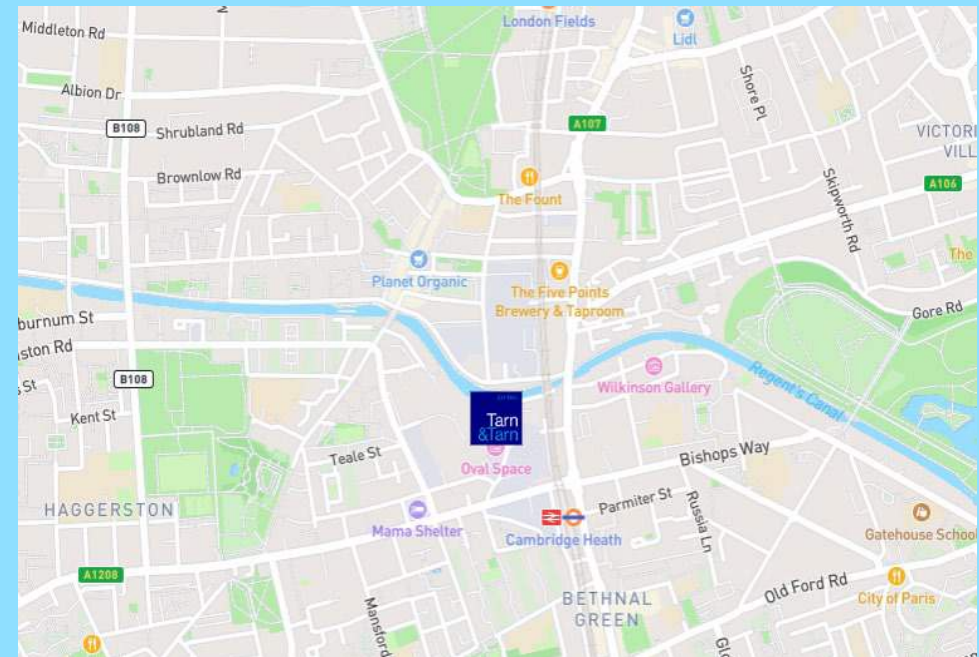
## THE AREA

This light industrial premises is a stone's throw away from Hackney Road; an area increasing in popularity amongst the young and trendy locals. The building is located near the Regents Canal and all the amenities of Broadway Market. The area is also well served by London transport bus and train services, with Cambridge Heath station within a short walking distance.



## TRANSPORT

- 🚶 Cambridge Heath (4-minute walk) – **Overground Line**
- 🚶 Bethnal Green (12-minute walk) – **Central Line**
- 🚶 London Fields (15-minute walk) – **Overground Line**



## ACCOMMODATION

FLOOR	SQ FT	SQ M
2 <sup>nd</sup> Floor	4,350	404.13
<b>TOTAL</b>	<b>4,350</b>	<b>404.13</b>

## SUMMARY

Available size	4,350 sq ft
Rent	£14.94 per sqft
Business Rates	£6.38 per sqft
Service Charge	£1.15 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	D

## BUILDING INSURANCE

Current Cost: £2,501.96 per annum

## TERMS

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

## VAT

Not Applicable

## LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T 020 7377 8989**  
**E INFO@TARN-TARN.CO.UK**

## TEAM

---

**ARTHUR NOWICKI**  
**T 07792 711461**  
**E ARTHUR@TARN-TARN.CO.UK**

**OLLIE LAZARUS**  
**T 07805 756620**  
**E OLLIE@TARN-TARN.CO.UK**

**GASPER KOSCIK**  
**T 07554 640000**  
**E GASPER@TARN-TARN.CO.UK**



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
**SINCE 1955.**