



Unit 9 & 10 Gales Gardens

Gales Garden Arches, E2 0EJ

Arches in Gales Gardens, Bethnal Green

1,080 to 1,108 sq ft
(100.34 to 102.94 sq m)

- B1/ B8
- Vibrant Location
- Well located

Unit 9 & 10 Gales Gardens, Gales Garden Arches, London, E2 0EJ

Description

Unit 9 has recently been refurbished and comprises of a single arch and frontage looking onto Gales Gardens. The arch is fully lined with a toilet, glass infill, and electric roller shutter. The electricity supply is single phase. The arch has a double height ceiling and therefore provides the opportunity to build a mezzanine level (subject to landlords consent and approvals).

Unit 10 is a newly Refurbished single lined arch in a prominent location close to Bethnal Green Station

Location

Gales Gardens is a vibrant location located just moments away from both Bethnal Green Stations, and is directly accessible for pedestrians from Bethnal Green Road (and for vehicles from Birkbeck Road).

The location makes the property suitable for creative users, while also being suitable for more traditional industrial users as well.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 9	1,080	100.34	Available
Unit - 10	1,108	102.94	Available
Total	2,188	203.27	

Specification

Insurance approximately £290.52 Arch 9

The tenant is responsible for arranging their own buildings insurance on Arch 10

Service charge £911.13

VIRTUAL TOURS AVAILABLE

Viewings

Via Stirling Ackroyd

Terms

Available on The Arch Co's Standard Tenancy Agreement



Summary

Available Size	1,080 to 1,108 sq ft
Rent	£36,720 - £37,650 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



Harry Clowser
0203 911 3711
hclowser@stirlingackroyd.com



Lucy Stephens
020 3967 0094
lucys@stirlingackroyd.com



