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# NEWLY BUILT COMMERCIAL UNITS TO LET

239-241 Commercial Road, London E1 2BT

**LOCATION:**

This newly built serviced apartment block is located close to the junction of Philpot Street and having a frontage on the very busy western end of Commercial Road opposite **Tesco Express, adjacent to McDonalds** along with numerous other restaurants, bars together with wholesale and retail fashion outlets.

<b>Shadwell Station</b> (Overground, District and Hammersmith & City)	7 min walk
<b>Whitechapel Station</b> (Elizabeth Line, District and Hammersmith & City)	10 min walk
<b>Aldgate East</b> (Circle, District and Hammersmith & City)	12 min walk

**DESCRIPTION:**

A newly built mixed-use property with 4 sizeable commercial units beneath all available individually or can be combined, approx. sizes below: -

**Unit 1**

Ground floor	91.26 m2	982 sq. ft
Lower Ground	83.93 m2	897 sq. ft

**Unit 2**

Ground Floor	149.82 m2	1612 sq. ft
Lower Ground	167.66 m2	1804 sq. ft

**Unit 3**

Ground Floor	93.36 m2	1005 sq. ft
Lower Ground	113.05 m2	1213 sq. ft

**Unit 4**

Ground Floor	92.22 m2	993 sq. ft
Lower Ground	99.18 m2	1235 sq. ft

**USE CLASS**

E Class



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**TENURE**

New FRI lease will be offered on favourable terms to be agreed.

**RENT**

See below for quoting rents

	m2	sq.ft	£psf	Quoting Rent	
<b>Unit 1</b>					
Ground floor	91.26	981	£40.00	£39,240.00	pax
Lower Ground	83.93	897	£15.00	£13,455.00	pax
<b>Total</b>	<b>175.19</b>	<b>1878</b>		<b>£52,695.00</b>	<b>pax</b>
<b>Unit 2</b>					
Ground Floor	149.82	1611	£40.00	£64,440.00	pax
Lower Ground	167.66	1804	£15.00	£27,060.00	pax
<b>Total</b>	<b>317.48</b>	<b>3415</b>		<b>£91,500.00</b>	<b>pax</b>
<b>Unit 3</b>					
Ground Floor	93.36	1004	£40.00	£40,160.00	pax
Lower Ground	113.05	1213	£15.00	£18,195.00	pax
<b>Total</b>	<b>206.41</b>	<b>2217</b>		<b>£58,355.00</b>	<b>pax</b>
<b>Unit 4</b>					
Ground Floor	92.22	992	£40.00	£39,680.00	pax
Lower Ground	99.18	1235	£15.00	£18,525.00	pax
<b>Total</b>	<b>191.4</b>	<b>2227</b>		<b>£58,205.00</b>	<b>pax</b>

**RATES**

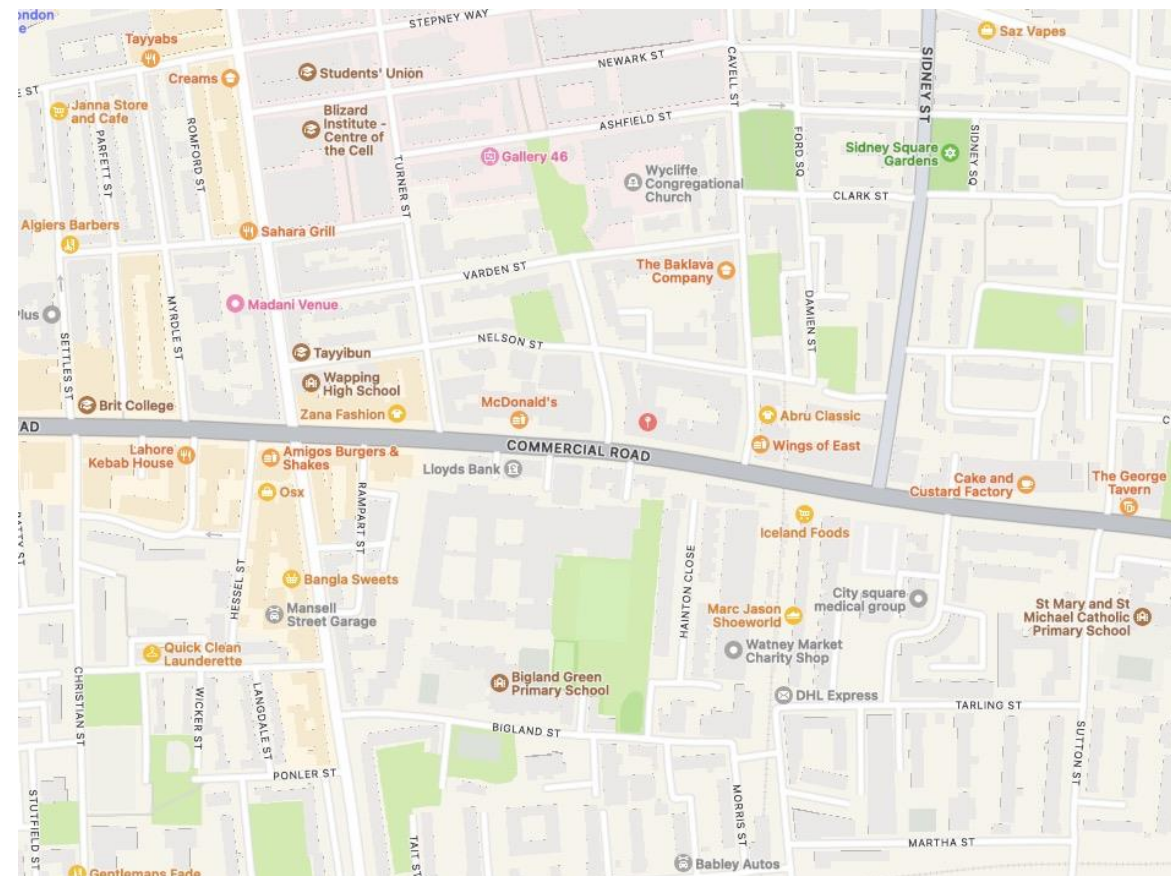
Yet to be assessed

**LEGAL COSTS**

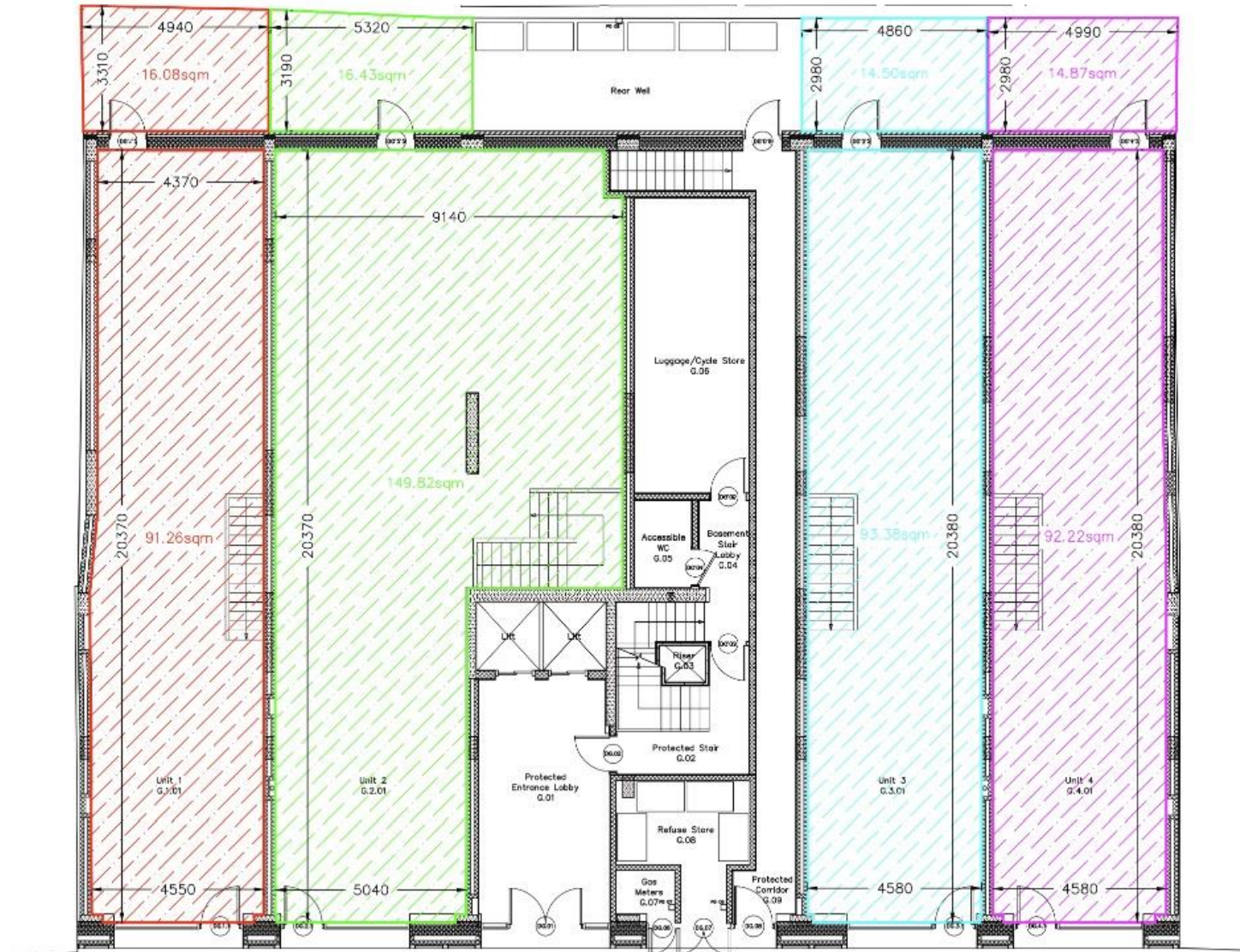
Each party to pay for their own

**VIEWING**

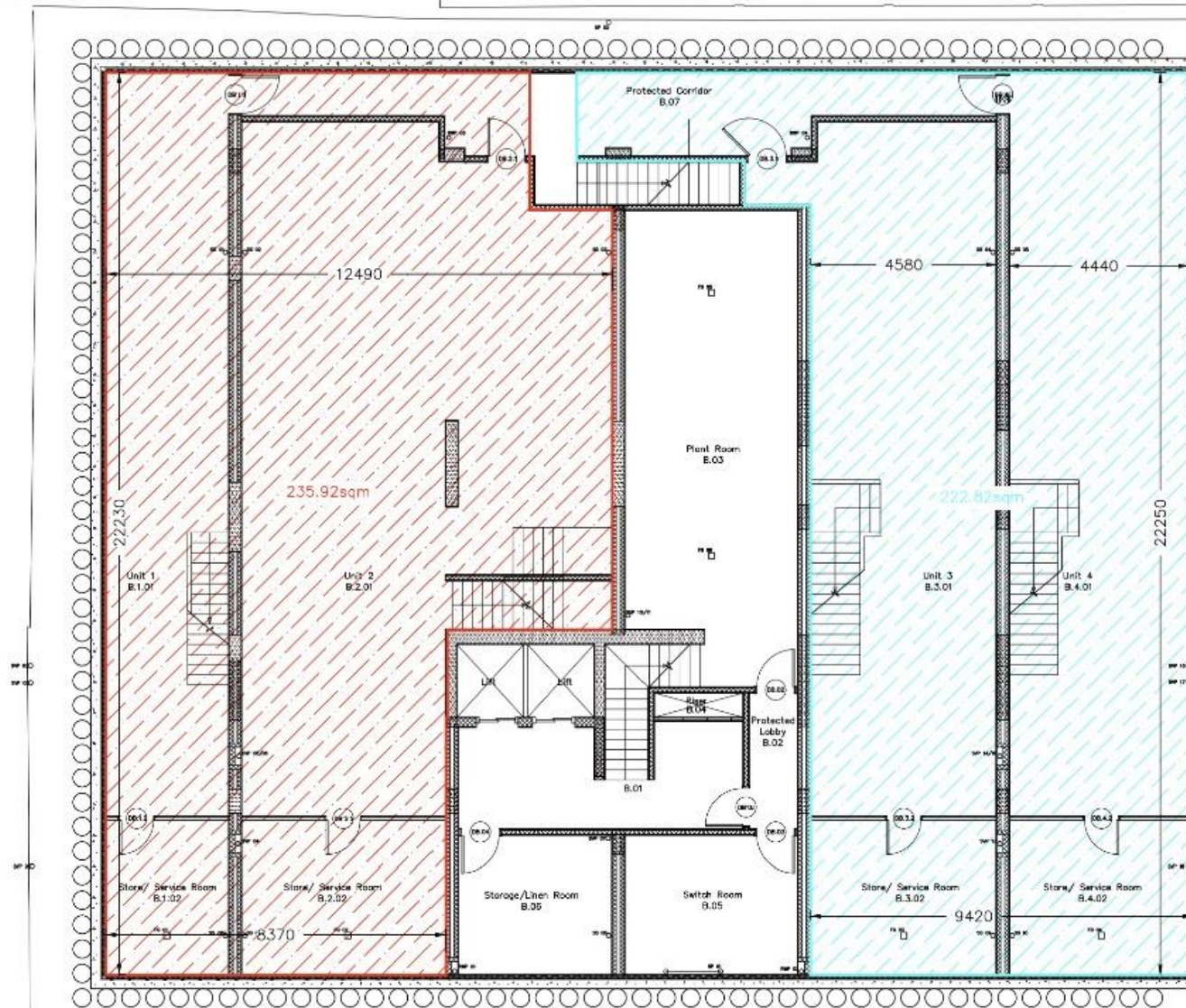
Via sole agents Countrywide Commercial – 020 8506 9905



Ground floor Plans



Lower Ground Floor Plans



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900