

# Highly Prominent Corner Retail Unit TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- Ground - 650 ft<sup>2</sup> / 62.43 m<sup>2</sup>
- Lower Ground - 749.17 ft<sup>2</sup> / 69.6 m<sup>2</sup>
- Excellent Condition
- Air Conditioning throughout
- Minutes From Aldgate East Station

84 Commercial Road,  
London E1 1NU





**Location:**

It is located at the Western end of Commercial Road (A13) on the corner of Henrique Street and very close to the busy junction of Whitechapel Road (A11). The area is a hive of activity from the many fashion wholesalers to bars, restaurants, offices and the new Access Creative College opposite the property

**Aldgate East** – 6 min walk – Hammersmith & City & District line

**Aldgate** – 12 min walk – Overground & DLR Line

**Whitechapel** – 14 min walk – Elizabeth Line, District Hammersmith & City and Overground

**Description:**

The property consists of a prominent corner shop with a lower ground floor unit, WC & kitchenette facilities in excellent condition.

Ground Floor		
Retail/Showroom	649.06 ft2	60.3 m2
Office	62.43 ft2	5.8 m2
Lower Ground		
Office/Showroom	749.17 ft2	69.6 m2
WC	33.37 ft	3.1 m2
Kitchen/Staff Area	74.27 ft2	6.9 m2

**Use:**  
E Class use suitable for a variety of uses.

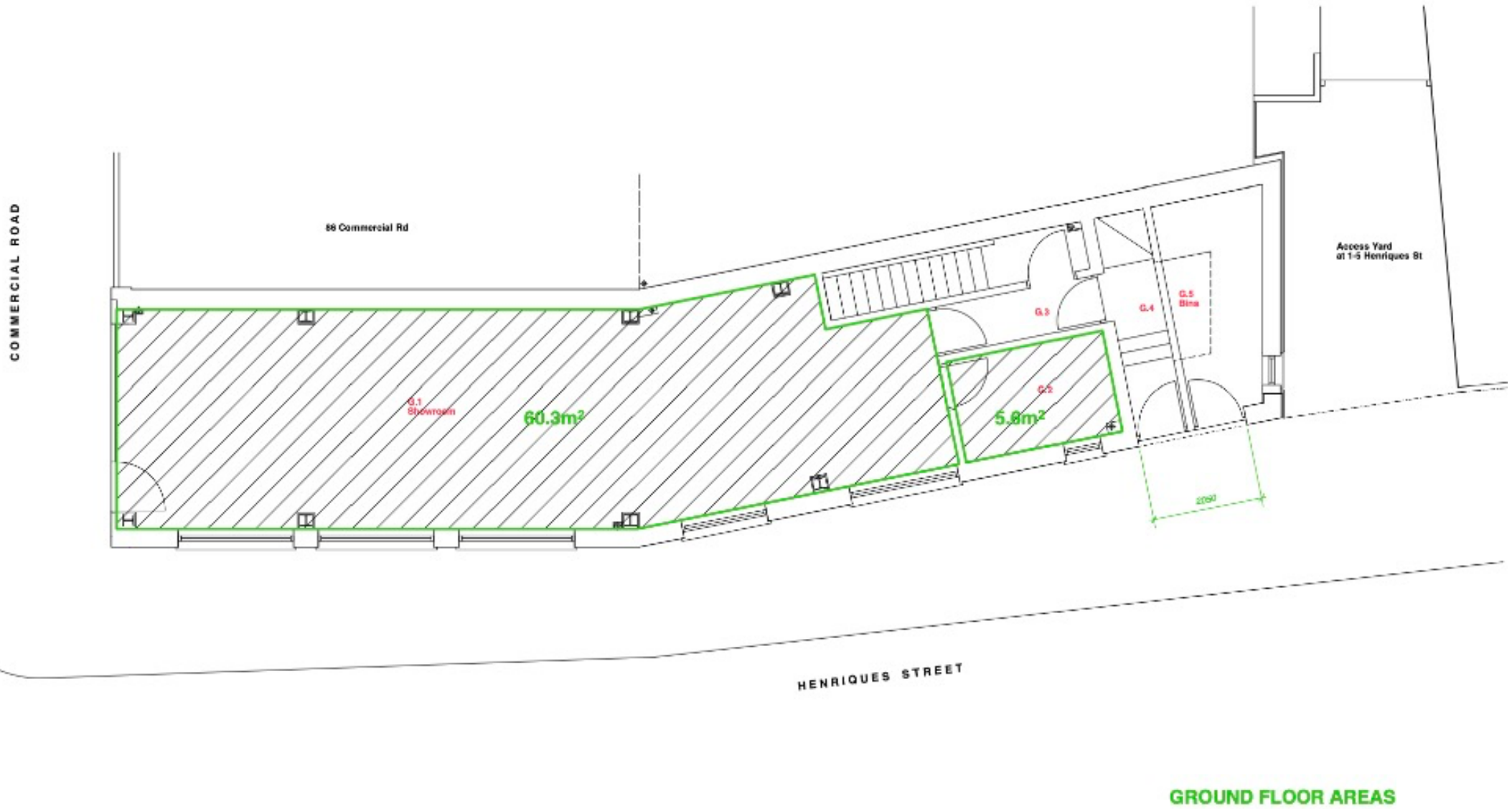
**Tenure:**  
The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

**Rent:**  
Rental offers in the region of **£60,000** pax subject to contract.





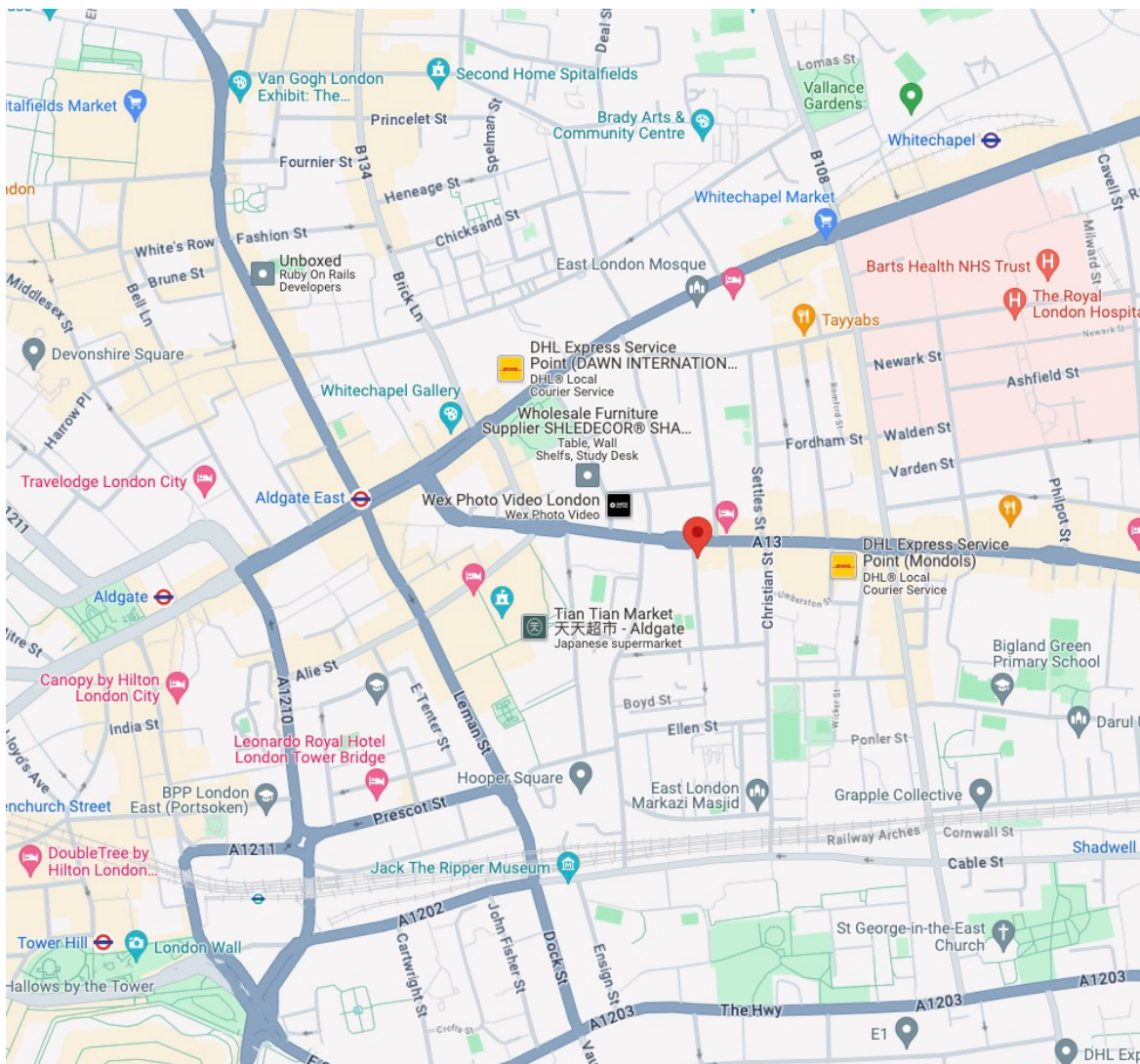








**BASEMENT FLOOR AREAS**



### Rates

Rateable Value                    £25,600  
 Rates payable:                    £12,774.40

(Parties are advised to verify with the London Borough of Tower Hamlets)

### Legal Costs

The ingoing tenant is to pay towards the landlord legal costs of £1500 + VAT

### Reference & Credit Checks

A charge of £300 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

### EPC

Available Upon Request

### Viewing

Strictly by Appointment only via sole agents

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