

Bow Exchange, 5 Yeo Street, London E3 3QP



**TO LET/
FOR SALE**

3,766 ft² / 350 m²
Commercial

Bow Exchange is situated in this vibrant East London area which is a buzz with housing, businesses, shops and restaurants whilst also connected to parks, woodlands and waterways.



- Commercial units immediately available in shell and core finish for maximum flexibility
- Available separately or together
- Fit-out package can be arranged at additional cost
- Local Occupiers include Tesco Express, Energie & Fitness and Caffe & Chill.
- Local Amenities include Bartlett Park, Langdon Park and Mile End Park Leisure & Stadium.

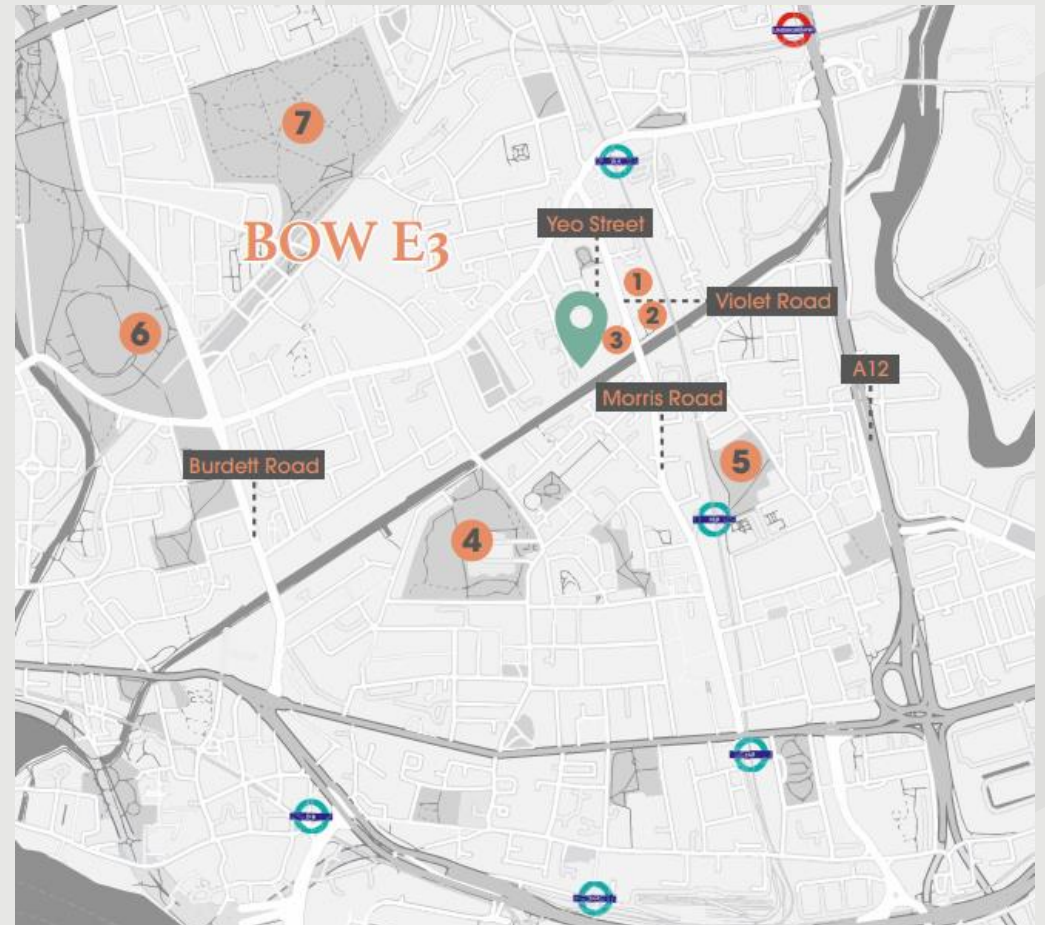
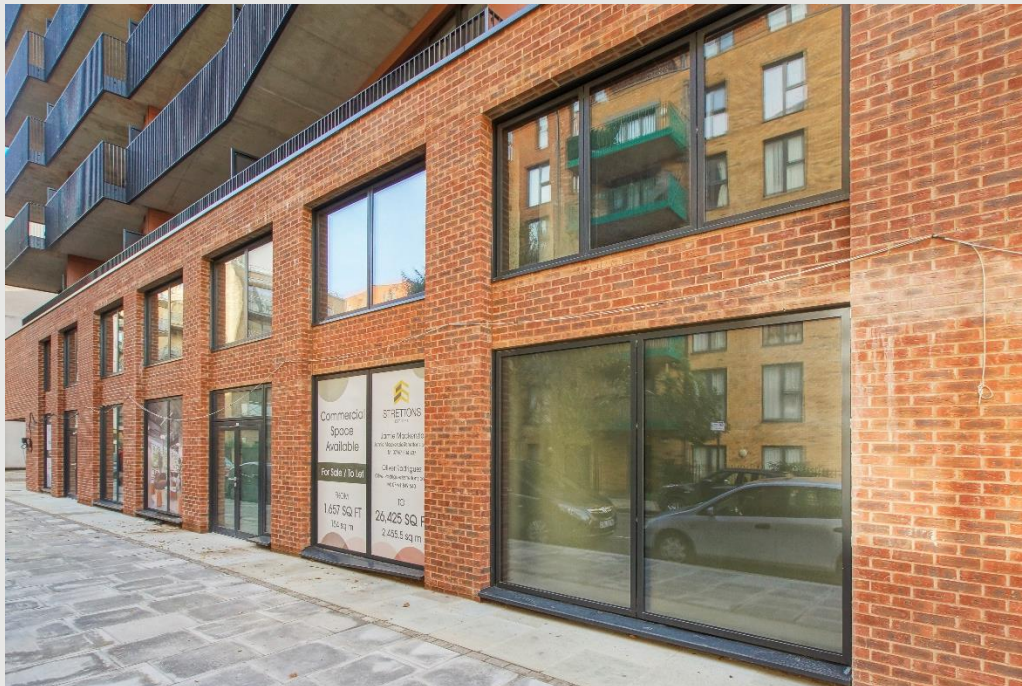


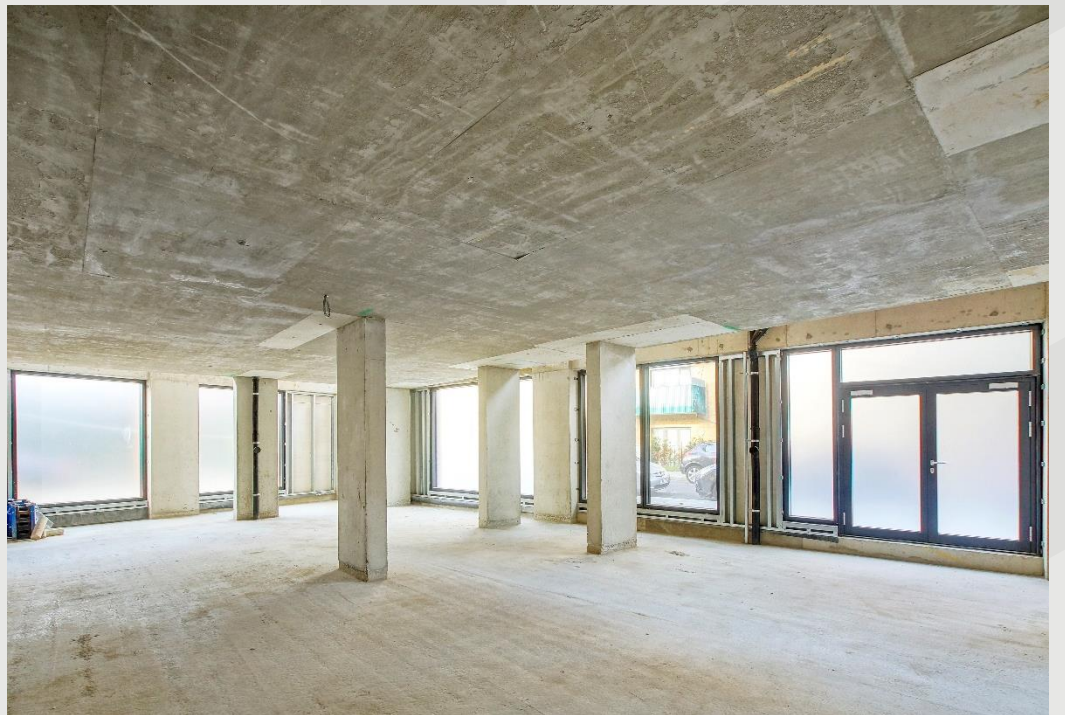
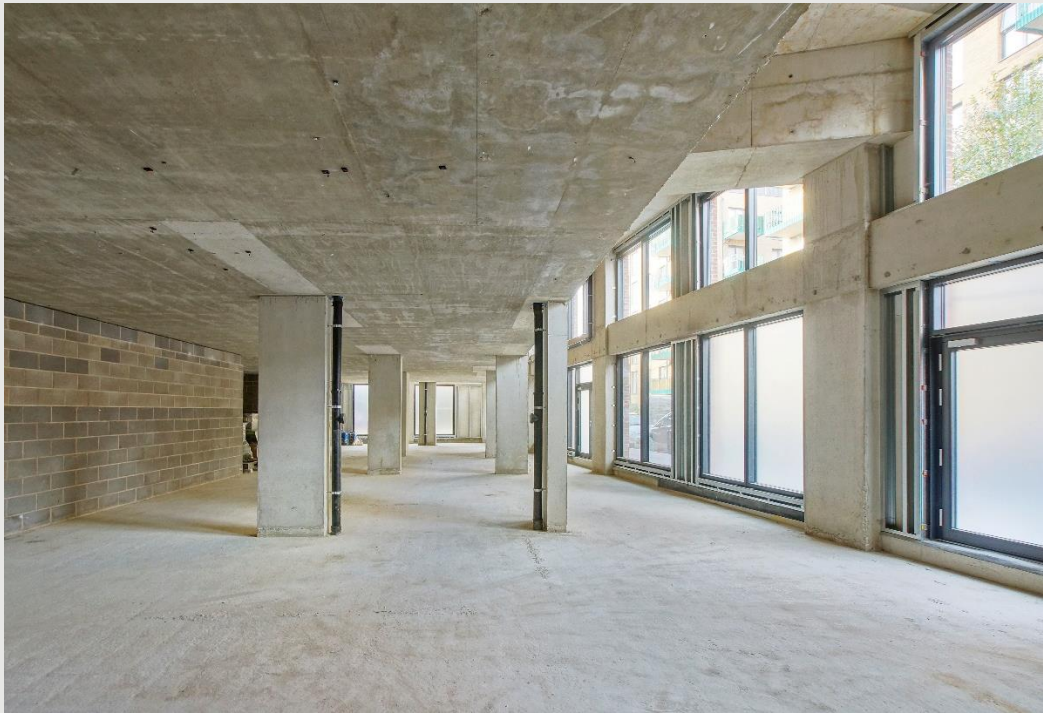
Description

The new build scheme contains 92 homes with commercial space on the ground and mezzanine floors. The units are in shell and core condition with capped off services, and share communal outdoor space overlooking Limehouse Cut Canal.

Location

The property is located on Yeo Street, approximately 50 metres from the junction with Morris Road. The area is undergoing a large amount of regeneration currently, with new build commercial and residential schemes being created in the last few years such as Workspace's c.36,000ft² serviced office building at Corsican Square and Berkley Homes 640+ homes scheme on the corner of Yeo Street and Morris Road.





Accommodation/Availability

Name	M ²	Ft ²	Availability	Rent	Price
Unit 1	154	1,657	Available	£33,500	£415,000
Unit 2	196	2,109	Available	£42,200	£527,500
Total	350	3,766		£75,700	£942,500

Terms

Available on new 999 year long leaseholds.

Service Charge

c.£0.64 per ft².

EPC

TBC

VAT

The premises are elected for VAT.

Ground Rent

£350 Per annum.

Viewings

By appointment with Sole Agents:

Strettons
Waltham House
11 Kirkdale Road
London, E11 1HP

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