

21 St Andrews Way
Bromley by Bow | E3 3PA

Detached Warehouse with
Secure Parking
To be refurbished

13,945 - 15,624 ft²



STRETTONS

Description

The property comprises a modern detached industrial warehouse unit of steel portal frame construction, with profile clad roof and elevations. The warehouse benefits from a minimum eaves height of approx. 5.2m rising to approx. 7.8m at the central haunch. Other features include translucent roof panels, gas fired space heaters and an electric roller shutter door. The ground floor of the unit features integral offices and amenity space, including a staff canteen and male and female WCs

There is an extensive mezzanine floor throughout most of the warehouse providing further storage / production space, as well as staff changing facilities. There is a suspended ceiling on the underside, inclusive of LED lighting panels, with approx. 2.9m headroom underneath. The mezzanine can remain in situ, or be removed dependent upon occupier requirements.

The first floor office accommodation is accessed from the rear of the unit and is not currently interconnected with the rest of the unit. The space has most recently been occupied by a production business and part of the space has been fitted as a studio with sound proofing and lighting rig. The remaining first floor space provides a mix of open plan and private offices with kitchenette, WC, and shower facilities. This space can be included within the warehouse demise or let separately.

Externally, there is a secure car park to the rear of the property with 10 marked spaces. The car park provides a fantastic amenity space, with benches to sit on with views of the canal.

AMENITIES

- **Internal Height – 7.8m at Central Haunch**
- **10 Parking Spaces**
- **3 Phase Power Supply**
- **Electric Roller Shutter Door**
- **Flexible Accommodation - Separate First Floor Studio / Office**

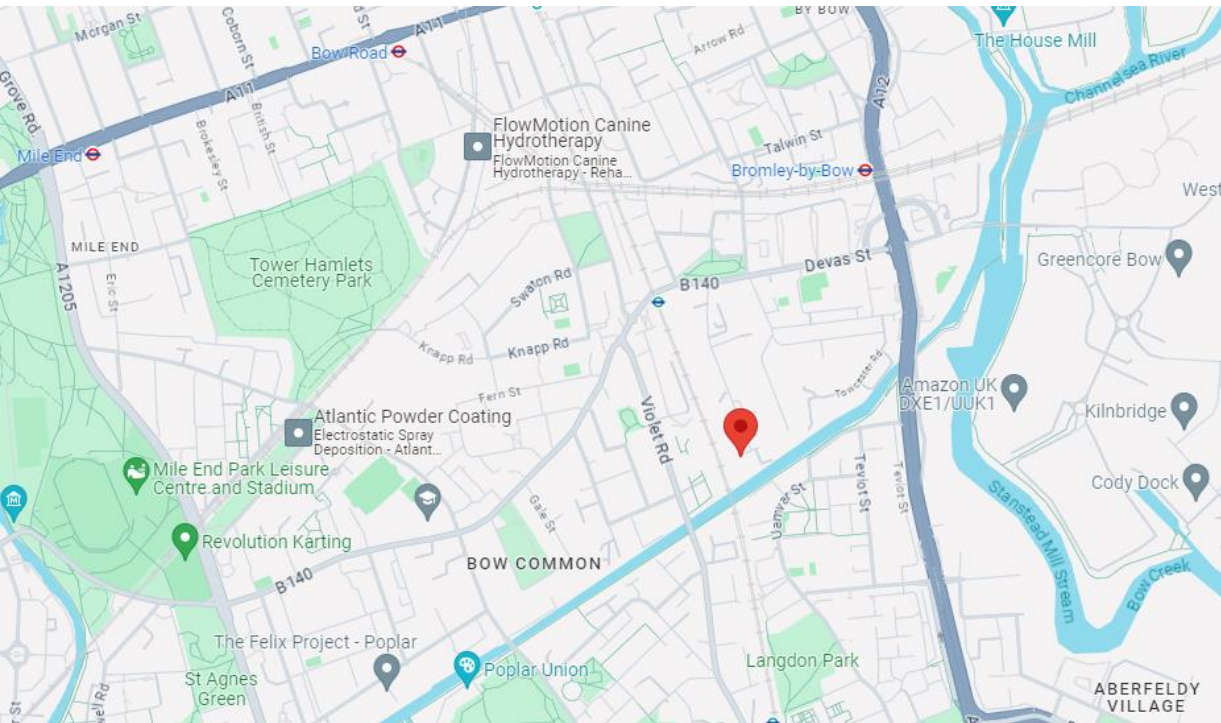
We have measured the gross internal area (GIA) of the premises in accordance with RICS guidelines as follows:

Accommodation

	FT ²	M ²
Ground Floor Warehouse	11,378	1,057
Ground Floor Offices and Ancillary	2,567	239
Total Ground Floor	13,945	1,096
First Floor Studio / Office (Available separately or inclusive)	1,679	156
Total Internal Area	15,624	1,452
Mezzanine Floor	8,717	810

Location

The property is located at the southern end of St Andrews Way, backing onto the Limehouse Cut canal. St Andrews Way is a privately owned no through road, situated off Devas Street (B140), which provides direct access to the A12. Public transport links are very good with Devons Road station (DLR) within an approx. 3-4 minute walk, whilst Bromley by Bow (District Line) is within a 7-8 minute walk.



3 PHASE
POWER



Electric Roller
Shutter Door



OFFICE



SECURE
PARKING



TRANSPORT &
ROAD LINKS



EAVES HEIGHT
5.2M RISING TO
7.8M



TENURE:

Available upon new lease terms to be agreed

RENT:

On application

RATEABLE VALUE:

£201,000 per annum

EPC:

TBC

VAT:

Not applicable



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