

Bow Exchange, 5 Yeo Street, London E3 3QP



FOR SALE/TO LET

1,657 to 26,425 sq ft / 153.94 to 2,454.96 sq m
B1C Light Industrial

AFFORDABLE WORKSPACE OF 2,762 SQ FT - £43,500 PER ANNUM

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.

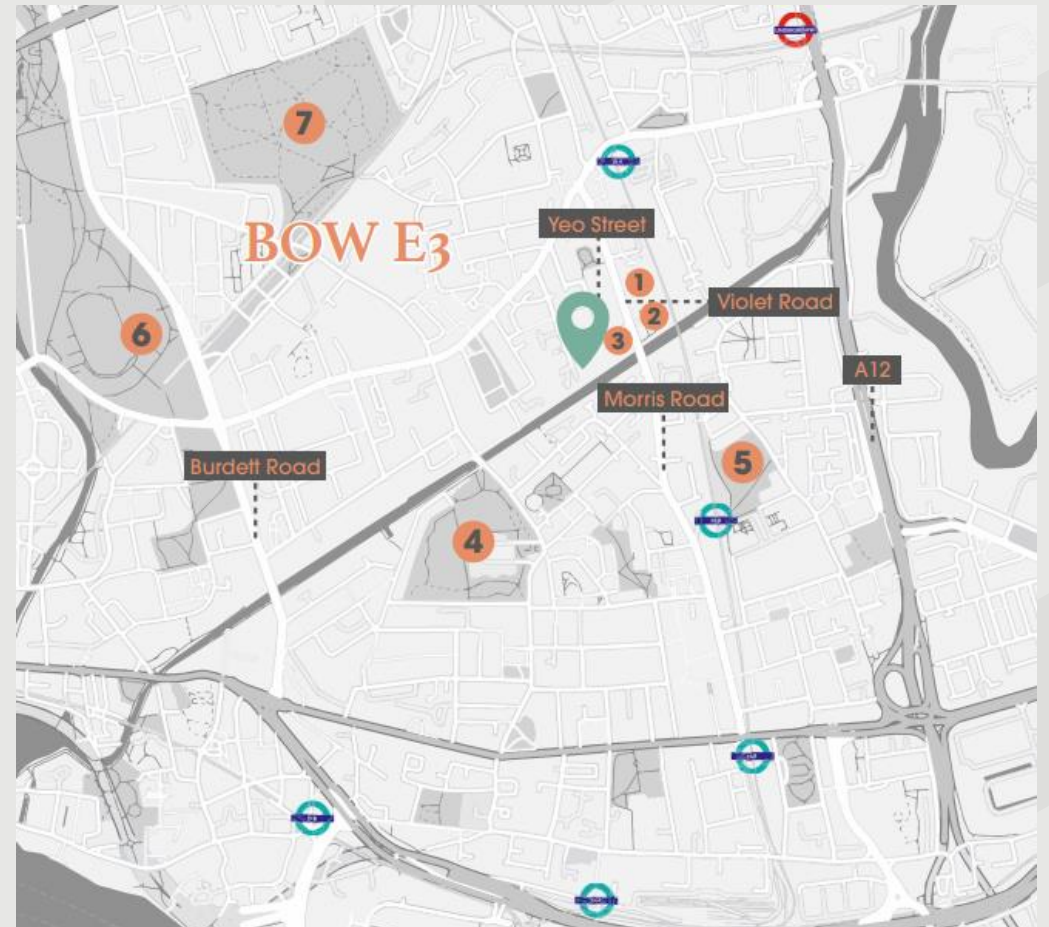


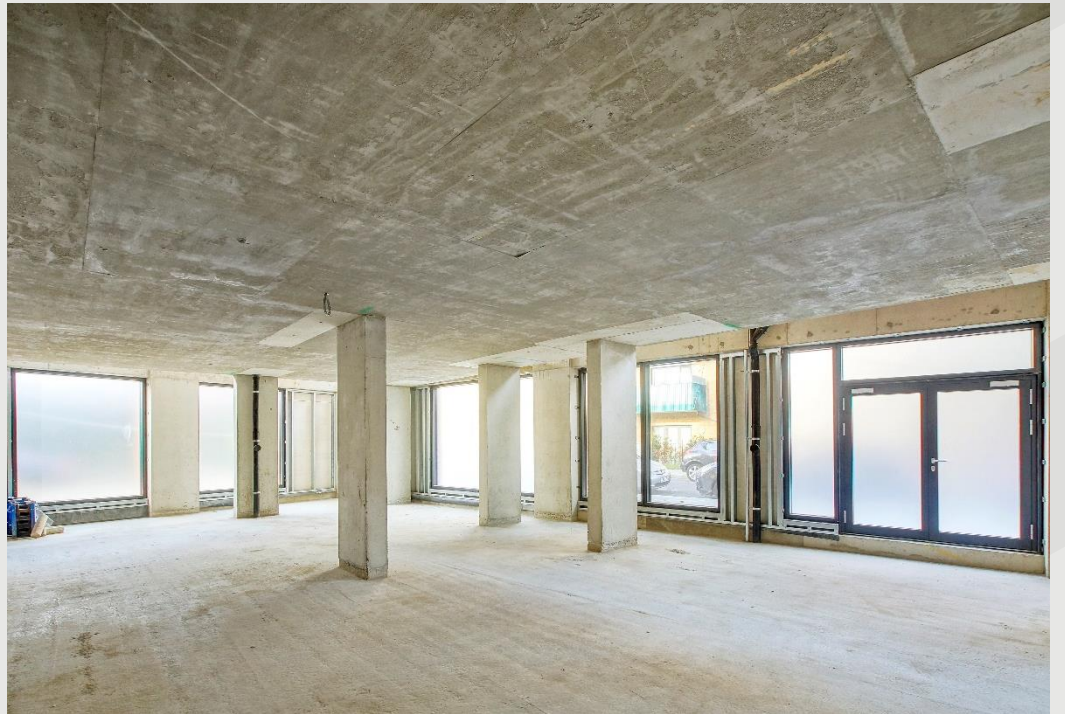
Description

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	sq ft	sq m	Rent	Price	Availability
Unit - Grd Unit 1	1,657	153.94	£33,500 per annum	£415,000	Available
Unit - Grd Unit 2	2,109	195.93	£42,200 per annum	£527,500	Available
Unit - Grd Unit 3	2,308	214.42	£46,200 per annum	£577,000	Available
Unit - Grd Unit 4	3,073	285.49	£61,500 per annum	£768,500	Available
Unit - Grd Unit 5	3,296	306.21	£66,000 per annum	£824,000	Available
Mezzanine - Affordable*	2,762	256.60	£43,500 per annum	-	Available
Mezzanine - 1	1,652	153.48	£29,000 per annum	£372,000	Available
Mezzanine - 2	3,422	317.91	£60,000 per annum	£770,000	Available
Mezzanine - 3	6,146	570.98	£108,000 per annum	£1,383,000	Available
Total	26,425	2,454.96			

Terms

Available on new 999year long leasehold

Service Charge

c.£0.64 per ft².

EPC

TBC

Tenure

New Lease / Long Leasehold

VAT

The premises are elected for VAT

Ground Rent

£350 Per annum.

Contacts

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