



**STRETTONS**  
EST. 1931



# TO LET

**Scorpio House,  
5 Towcester Road,  
Bromley-By-Bow, E3 3ND**

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Unit 3 5,117 sq ft / 475.4 sq m

Unit 4 5,091 sq ft / 473.0 sq m

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**Industrial To Let**

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# Scorpio House, 5 Towcester Road, Bromley-By-Bow, E3 3ND

## Description

The units comprise of a single-storey industrial building of brick construction, under a single-pitch roof. The units benefit from a roller shutter door, separate personnel entrance and a capped-off gas, water and 3-phase supply.

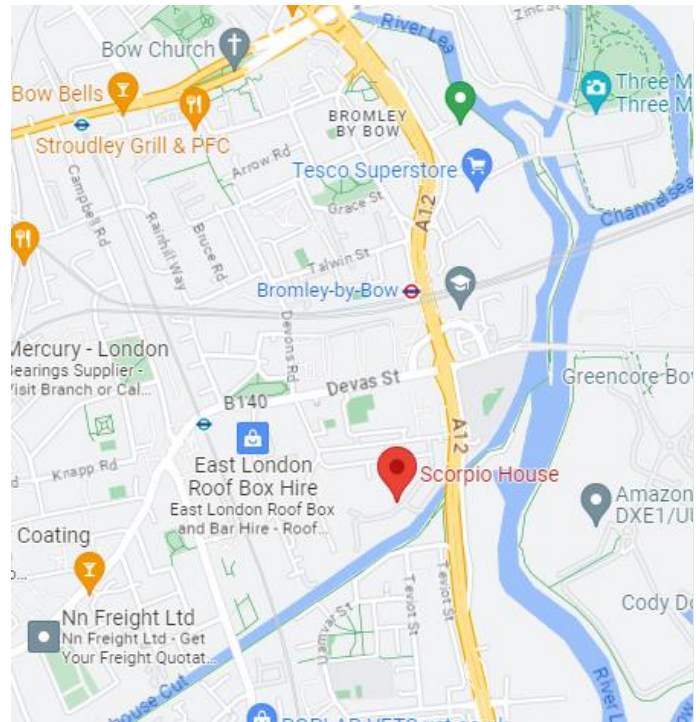
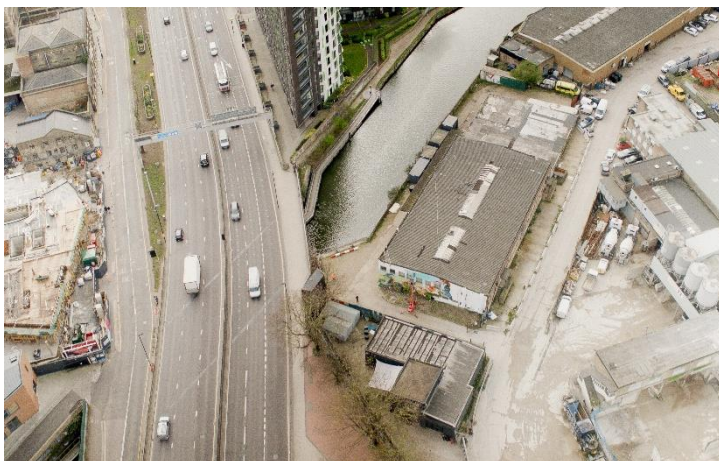
- Shell and core
- Ground floor access
- Canal frontage
- Dedicated loading bay
- Three Phase power available
- On site parking
- 4.5m eaves height

## Location

The property is located on Towcester Road, just off the A12 in between the A13 and A11, providing good access to The City of London (3 miles), the North Circular Road (4.9 miles) and Tilbury Docks (21 miles). Public transport is available from Bromley-By-Bow bus stop, just 0.2 miles away and Bromley-By-Bow underground station (0.3 miles), providing District line and Hammersmith & City line services into London Liverpool Street in 14 minutes.

## Accommodation

	Sq ft	Sq m
Unit 3	5,117	475.4
Unit 4	5,091	473.0



**Tenure** New Lease (short-term available)

**Rateable Value** TBC

**EPC** E

**VAT** Payable

**Rent** Unit 3 - £4,260 pcm

Unit 4 - £4,240 pcm

## Contacts

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On behalf of Fabrix

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