



ACCESS

ACCESS

A12

## EMPSON STREET, BROMLEY-BY-BOW, E3 3ND

INDUSTRIAL OPEN STORAGE OPPORTUNITY 6,877 SQ FT ON A TOTAL SITE AREA OF 1.53 ACRES





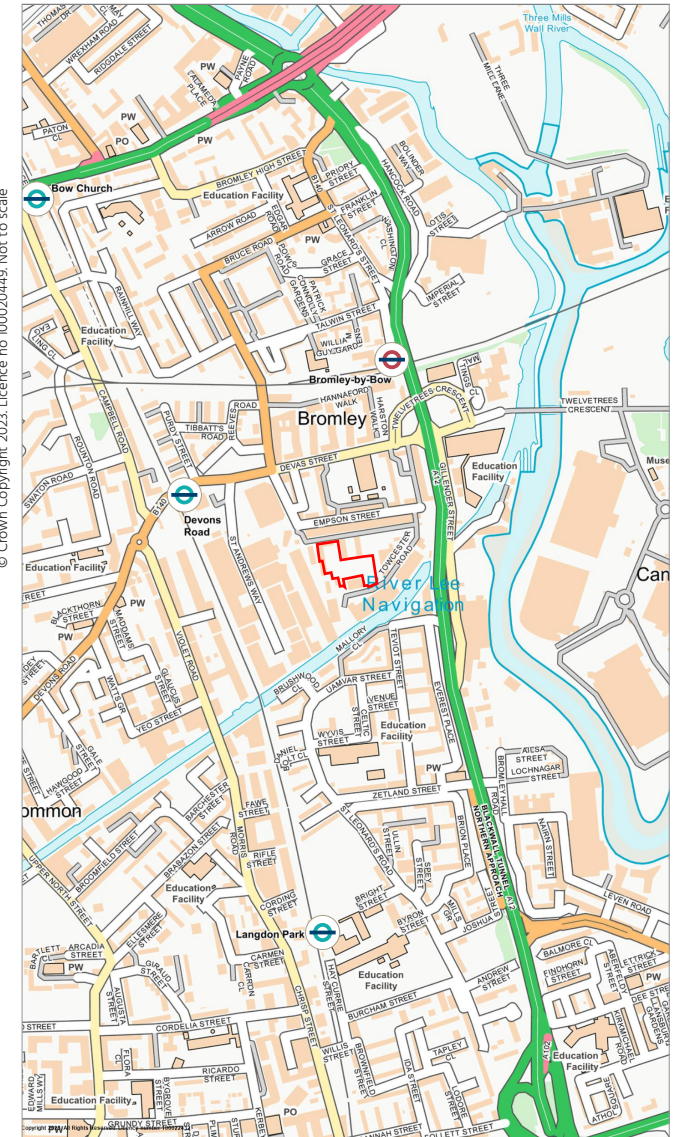
## Location

The site is located in the heart of Bromley-by-Bow, just 2.5 miles north of Canary Wharf and 4.3 miles east of City of London. Transport links to the site are unrivalled, with immediate access onto A12, allowing further connectivity to the A11 and A13. Public transport links are also strong, with Bromley-by-Bow underground station 0.4 miles to the north providing access to the District Line. In addition, Devons Road DLR station is 0.5 miles to the west of the site, providing access to Stratford Station in 6 minutes.

The surrounding area is characterised largely by industrial accommodation, let to a variety of occupiers.

## Description

The property comprises a regular shaped, fully secure yard extending to a total of 1.53 acres. Access to the site is via a gated entrance off Epsom Street or Towcester Road. The yard is predominantly concrete surfaced with 2 warehouses/covered storage facilities on site. The site benefits from incoming electricity, water supplies and drainage. The site has the benefit of 24/7, unrestricted access.



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## Specification

- 24/7 access
- Suitable for a variety of uses
- Flexible terms available
- Fully secure and serviced site
- Incoming services
- Dual access points

## Floor areas

- Open storage land: 54,596 sq ft (1.25 acres)
- Three sided wash bay/covered storage: 3,071 sq ft
- Warehouse / office: 6,877 sq ft

## Business rates

Available on request.

## Rent

On application.

## Terms

A new lease is available by arrangement, further details available from Gerald Eve, or Strettons.

## Legal costs

Each party to bear their own costs.

## Viewing

For further information about the opportunity or to arrange a viewing, please contact the agents.

## Contact

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