

## NEW PRIME RETAIL UNIT

30/30A & 30B COMMERCIAL ROAD, LONDON, E1 1LN

644 SQ.FT - 3,625 SQ.FT ( 59.83 M<sup>2</sup> - 336.77 M<sup>2</sup> )



### Key Features

- New development
- Close proximity to station
- Can be let separately or as a whole

### Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria.

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### Location

The property is located on Commercial Road (A13), opposite the junction with Manningtree Street and close to the junction of Whitechapel Street. Aldgate East Station and Aldgate Station are approximately 0.1 and 0.3 miles away, respectively. The Liverpool Street/Bishopsgate area is approximately 0.6 miles away and London Wall is approximately 0.8 miles away. Numerous bus routes serve the A13 and the location is well positioned to serve the City Fringe and City offices, businesses and residents in the area

### Accommodation

The property is comprised of a double-fronted ground floor unit with basement and adjacent single unit which could all be combined to provide approximately 644 - 3,625 square feet (59.8 - 336.8 square metres) of retail space (A1/A2). Alternative uses will be considered, subject to planning permission. The commercial unit is part of a redevelopment of 30-30A and 30B Commercial Road within a multi-storey mixed-use scheme. The landlord will be providing the units in January 2020 in shell and core condition and would consider splitting the units to suit incoming tenants, subject to the appropriate consents being obtained. Approximate areas are as follows:

30/30A	
Ground Floor	1,447 sq.ft ( 134.43 m <sup>2</sup> )
Basement	1,534 sq.ft ( 142.51 m <sup>2</sup> )
30A Total	2,981 sq.ft ( 276.94 m <sup>2</sup> )
30B	
30B Total	644 sq.ft ( 59.83 m <sup>2</sup> )
30/30 & 30B TOTAL	3,625 sq.ft ( 336.77 m <sup>2</sup> )

### Lease Terms

The premises are offered by way of a new full repairing and insuring lease for a term to be agreed.

### Rent

Upon Application

### Rates

Rateable Value	To be assessed
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### VAT

Value Added Tax may be applicable in respect of this property. Further details are available on request.

### Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.