

**Extremely Visible Location!**

**Unit 10A, St Georges Estate, The Highway,  
London, E1W 2BP**

**NEW COMMERCIAL UNIT TO LET WITH D1 USE**



**LOCATION**

The property is located on The Highway in a very exciting location between Crowder Street and Betts Street opposite **McDonalds** and **BP**. Other nearby operators include **Machine Mart** and **Volkswagen**. The site is well served by public transport, with Shadwell DLR & Overground station and bus routes providing great access to the City and Canary Wharf.

**DESCRIPTION**

The subject unit comprises the ground floor of the western block which forms part of the larger estate known as The Hawksmoors. The unit has been finished to a high specification with a kitchen, office, hall area, kitchenette, storage and W.C. facilities. It will benefit from suspended ceilings, carpeted floors, air conditioning, CCTV, perimeter trunking and various other amenities. The approximate areas are:-

<b>Ground Floor (NIA)</b>	179.77 sq m	1,935 sq ft
<b>Ground Floor (GIA)</b>	241.55 sq m	2,600 sq ft



- TENURE** A new Full Repairing and Insuring lease on terms to be agreed, subject to periodic upward only rent reviews.
- RENT** Available upon request.
- USE** The unit has consent for D1 Use within the Town and County Planning (Use Classes) Order 1987. Possible uses include clinics, health centre's, crèches, day nurseries, day centre's, halls, non residential education and training centre's. Further details and plans available on request.
- SERVICE CHARGE** The tenant will pay a contribution to the building and estate service charge annually.
- RATES** Prospective tenants should make their own enquiries with the local rating authority.
- LEGAL COSTS** Each party to bear their own costs incurred.
- EPC** An EPC has been commissioned and will be available in due course.
- VIEWING** For further information and to arrange a viewing please contact SFP Property.
- Harry Dee 020 7538 2222 [harryd@sfggroup.com](mailto:harryd@sfggroup.com)

