

## FORMER RAILWAY ARCH TO LET

12 PINCHIN STREET  
LONDON  
E1 1SA



### LOCATION

The premises are situated in a secondary location on Pinchin Street at its junction with Back Church Lane. The premises serve a local densely populated residential community and are close to both Cable Street and Commercial Road.

### DESCRIPTION

The premises are presented in good condition with solid floors, offices and a mezzanine storage and office area. The appropriate floor areas and dimensions are as follows:-

	M	ft
Total Ground Floor Area (NIA)	120.40 sq m	1296 sq ft

### RENT

Rental offers are invited, excluding VAT (if applicable)

### TENURE

A new Full Repairing and Insuring lease for a period of 5 years to be granted outside of the Security of Tenure provisions of Part II of the Landlord and Tenant Act 1954.

### USE

We understand the property has consent for B1 use within the Town and County Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.

### RATES

The premises have been assessed as having a rateable value of £8,400. However, prospective tenants should make their own enquiries with the local rating authority.

### NOTE

All inspections of the premises are undertaken at the viewers; own risk.

### LEGAL COSTS

Each party to bear their own costs incurred.

### FURTHER INFORMATION

For further information please contact SFP Property.

[www.sfpproperty.com](http://www.sfpproperty.com)

Harry Dee

0207 531 2388

[harryd@sfgroup.com](mailto:harryd@sfgroup.com)

Jeremy Perceval

020 7536 2930

[jeremyp@sfgroup.com](mailto:jeremyp@sfgroup.com)