



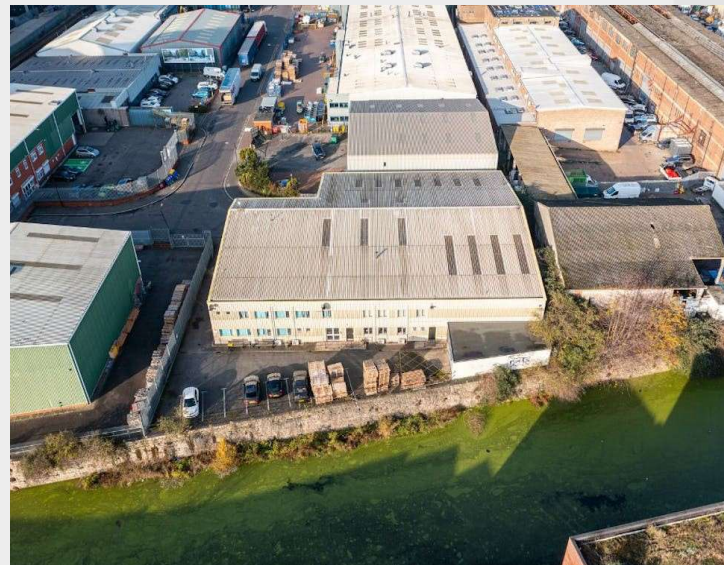
# 21 St Andrews Way, Bromley by Bow, E3 3PA

**TO LET**

Industrial/Warehouse

15,624 sq ft / 1,451.5 sq m

# Detached Warehouse with Secure Parking - To be refurbished



- 3-4 minute walk to Devons Road (DLR) station
- 5 minute walk to Bromley by Bow (District station line)
- Internal height – 7.8m at central haunch
- 10 Parking spaces
- 3 Phase power supply
- Electric roller shutter door
- Flexible office space

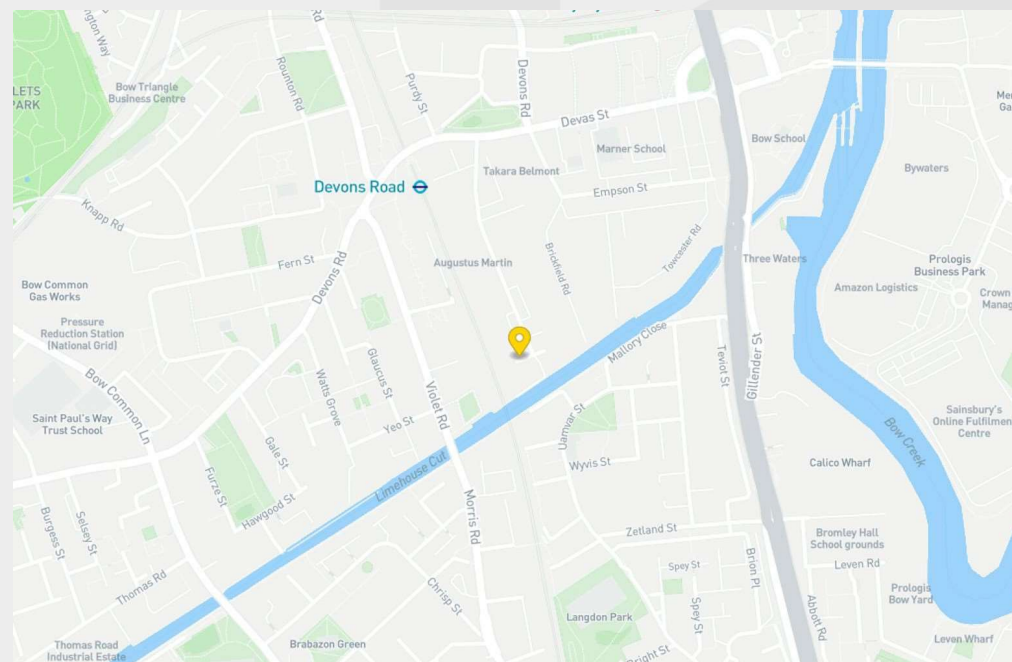


## Description

The property comprises a modern detached industrial warehouse unit of steel portal frame construction, with profile clad roof and elevations. The warehouse benefits from a minimum eaves height of approx. 5.2m rising to approx. 7.8m at the central haunch. Other features include translucent roof panels, gas fired space heaters and an electric roller shutter door. The ground floor of the unit features integral offices and amenity space, including a staff canteen and male and female WCs. There is an extensive mezzanine floor throughout most of the warehouse providing further storage / production space, as well as staff changing facilities. The first floor space provides a mix of open plan and private offices with kitchenette, WC, and shower facilities. This space can be included within the warehouse demise or let separately. Externally, there is a secure car park to the rear of the property with 10 marked spaces.

## Location

The property is located at the southern end of St Andrews Way, backing onto the Limehouse Cut canal. St Andrews Way is a privately owned no through road, situated off Devons Street (B140), which provides direct access to the A12. Public transport links are very good with Devons Road station (DLR) within an approx. 3-4 minute walk, whilst Bromley by Bow (District Line) is within a 7-8 minute walk.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground - Warehouse	11,378	1,057.05	Available
Ground - Offices and Ancillary	2,567	238.48	Available
Total Ground Floor	13,945	1,295.53	Available
1st - Studio / Office	1,679	155.98	Available
<b>Total Internal Area</b>	<b>15,624</b>	<b>1,452</b>	
Mezzanine	8,717	809.84	Available

### Tenure

Available upon new lease terms to be agreed

### EPC

Has been commissioned

### VAT

Not applicable

### Rateable Value

£201,000 per annum

### Contacts

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### Further Information

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