



**STIRLING
ACKROYD**

TO LET

**Arch 257, Paradise Row,
Bethnal Green, London,
E2 9QT**

2,264 sq ft

**Railway Arch situated
Moments away from
Bethnal Green
Underground Station**



Description

2,260 sq ft railway arch available in the heart of Bethnal Green. This newly refurbished unit benefits from electric roller shutters, modern LED lighting, and fully lined interiors, allowing for immediate occupation. Situated within a secure location, the arch is well suited to a wide range of occupiers, including industrial users, workshops, and creative studios.

Key points

- 24h Access
- Secure Location
- 3 phase Power Supply
- Modern LED lighting
- Electric Roller shutters
- WC facilities in situ



Location

Paradise Row, Bethnal Green is a well-established industrial and commercial location in the heart of Bethnal Green. The area benefits from strong transport connectivity, with easy access to the A11 and A12, providing direct routes into the City, Shoreditch, and wider East London. Bethnal Green Underground and Overground stations are within close proximity, supporting both staff access and logistics. The location is home to a range of light industrial, workshop, and trade occupiers, making it a practical and proven setting for industrial operations.

Transport Links



Bethnal Green 0.1 Miles



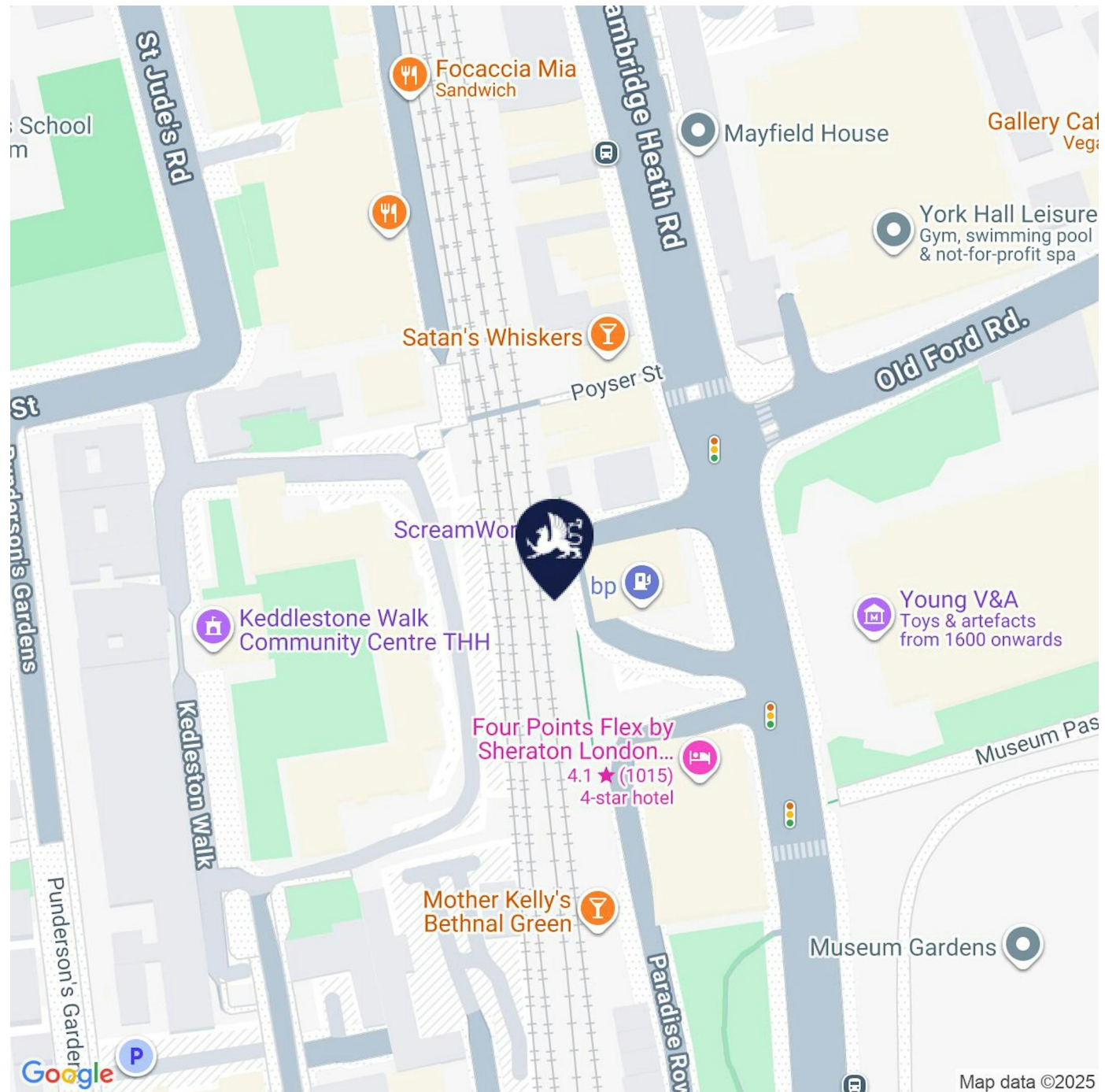
Cambridge Heath 0.2 Miles



Bethnal Green Rail 0.4 Miles



Stepney Green 0.6 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£52,560 per annum
Rates	On application
Service Charge	£5,040 per annum
VAT	Applicable
EPC	On application

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

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