

# TO LET - MODERN INDUSTRIAL UNIT, E1



Modern industrial unit, available for short-term let

**6,586 sq ft**

**Unit 3  
Highway Trading Estate  
London E1W 3HR**

#### Location

The Highway Trading Estate is located on The Highway, approx. two miles east of the City.

#### Terms

Lease for a term to be agreed. Term certain until 1st January 2021, thereafter there will be a six week Landlord's rolling break option. *This site is going to be demolished and redeveloped.*

#### Rent

£45,000 per annum (£6.83 per sq ft) inclusive of service charge. Priced for a quick deal!

#### Rates

Interested parties are advised to make their own enquires with the relevant rating authority. Rates payable are estimated at £34,615.50 per annum.

#### Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of D (88).

#### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in a transaction.

#### Viewing

Strictly by appointment through the sole agents, Aston Rose:

#### Harry Batt

**020 3026 4095**

harrybatt@astonrose.co.uk

Subject to Contract  
January 2020

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



#### Property Management

johnwilliams@astonrose.co.uk



#### Investment

kenmorgan@astonrose.co.uk



#### Building Consultancy

andylynch@astonrose.co.uk



#### Sales, Lettings & Acquisitions

timrichards@astonrose.co.uk



#### Lease Advisory

robcragg@astonrose.co.uk



#### Valuation & Expert Witness

duncanpreston@astonrose.co.uk