

TO LET

Newly Built E-Class Commercial Unit

RENT REDUCED

£40,000 + VAT

RENT FREE INCENTIVE AVAILABLE

ONLY ONE UNIT REMAINING

Ground Floor:	993 sq ft (92.22 m ²)
Lower Ground:	1,067 sq ft (99.18 m ²)
Total:	2,060 sq ft (191.4 m ²)

Coffee shop / Deli wanted

The owner would particularly welcome a quality coffee shop or Deli operator for this final available new-build E-Class unit.

Restaurant / takeaway not allowed

AVAILABLE UNIT - Unit 4



A ready-made East London trading pitch

Reduced rent. Strong frontage. Flexible E-Class space.



Now £40,000 pax + VAT

A sharper rent position for a quality new-build unit.

ONLY ONE UNIT REMAINS

Positioned for Coffee Shop, Deli or similar operators

- Prominent frontage on Commercial Road (A13), close to Philpot Street.
- Ground and lower ground layout gives a strong front-of-house with back-of-house, seating, storage or prep options.
- Surrounded by commuters, residents, hotel visitors and local businesses.
- Neighbouring occupiers include Tesco Express, McDonald's Drive Thru, Holiday Inn and independent cafés / retailers.

TRANSPORT: Shadwell 7 min walk | Whitechapel 10 min walk | Aldgate East 12 min walk | City / Canary Wharf links

Countrywide and their Clients give notice that these particulars are a general outline only and are issued for guidance of prospective tenants.

All areas and terms are approximate and subject to contract. Interested parties should rely on their own enquiries.

Where it works

A stronger pitch for Coffee Shop, Deli or similar operators.

ACCOMMODATION

Ground Floor	92.22 m ²	993 ft ²
Lower Ground	99.18 m ²	1,067 ft ²
TOTAL	191.4 m²	2,060 ft²

COFFEE / DELI FOCUS

Complementary operators within the development

A quality coffee shop or Deli operator would complement the other food users within the development, including Grizzley Burgers and EFES Restaurant, helping create a stronger day-to-evening destination.

Where it works

01

Coffee / Deli focus

Complements the existing food operators within the development, including Grizzley Burgers and EFES Restaurant.

02

Daytime trade

Well suited to coffee, breakfast, light lunch, Deli and grab-and-go customers throughout the day.

03

Flexible E-Class layout

Ground and lower ground space can support front-of-house, seating, storage, prep or customer areas.

04

Clear occupier position

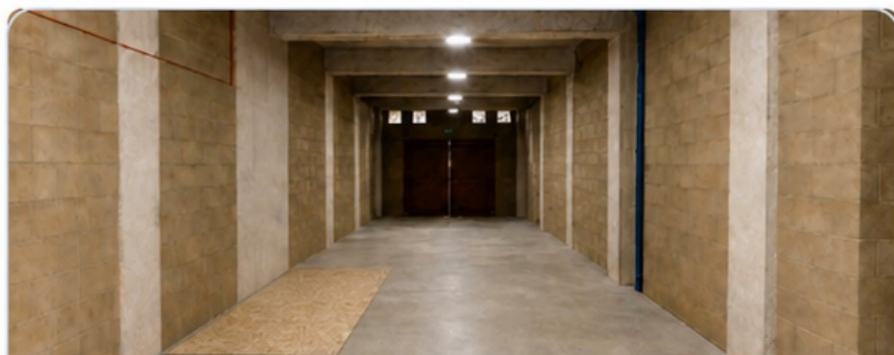
Restaurant / takeaway use is not allowed, creating a cleaner pitch for coffee, Deli, retail, wellness, office or healthcare use.

Ground Floor

Boarded area location of access to basement.

Rear access and proposed basement access position

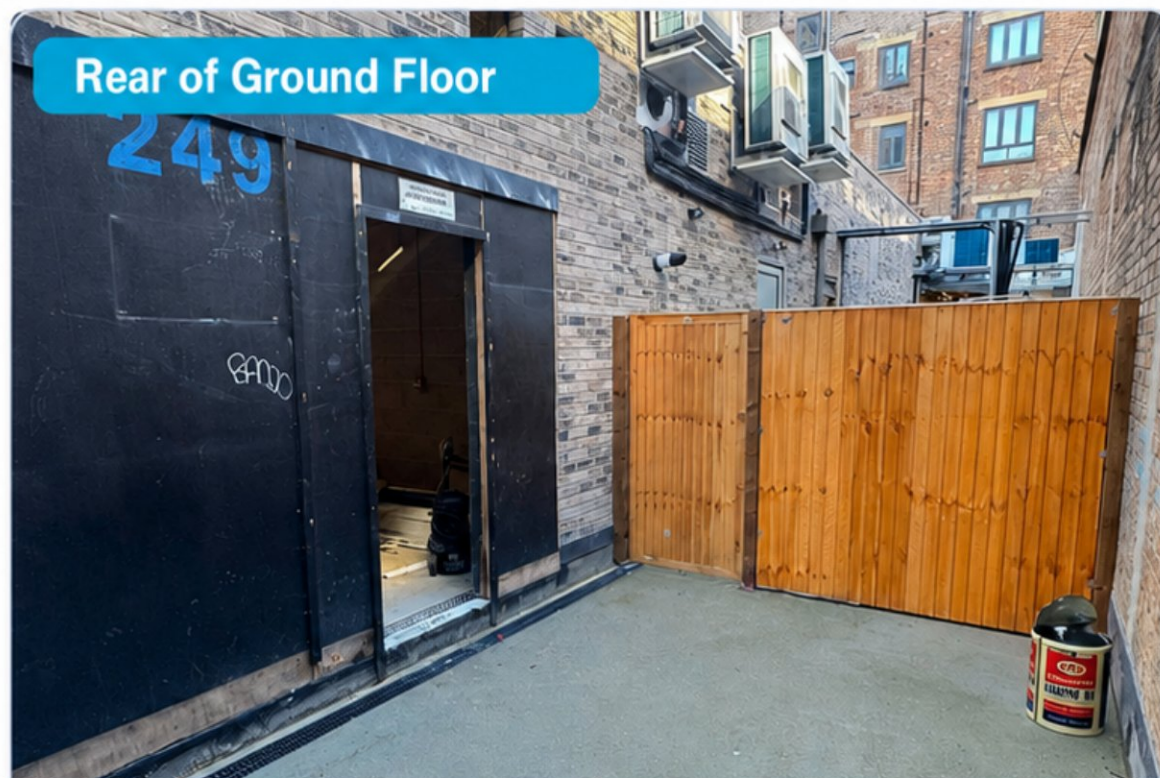
The boarded areas show the intended access point down to the lower ground floor, subject to final fit-out.



Ground floor - boarded access area



Ground floor - view towards street



Rear ground floor access / service yard area

Lower Ground Floor

Flexible lower ground space

Suitable for storage, prep, seating, back-of-house or ancillary accommodation, subject to fit-out and consents.



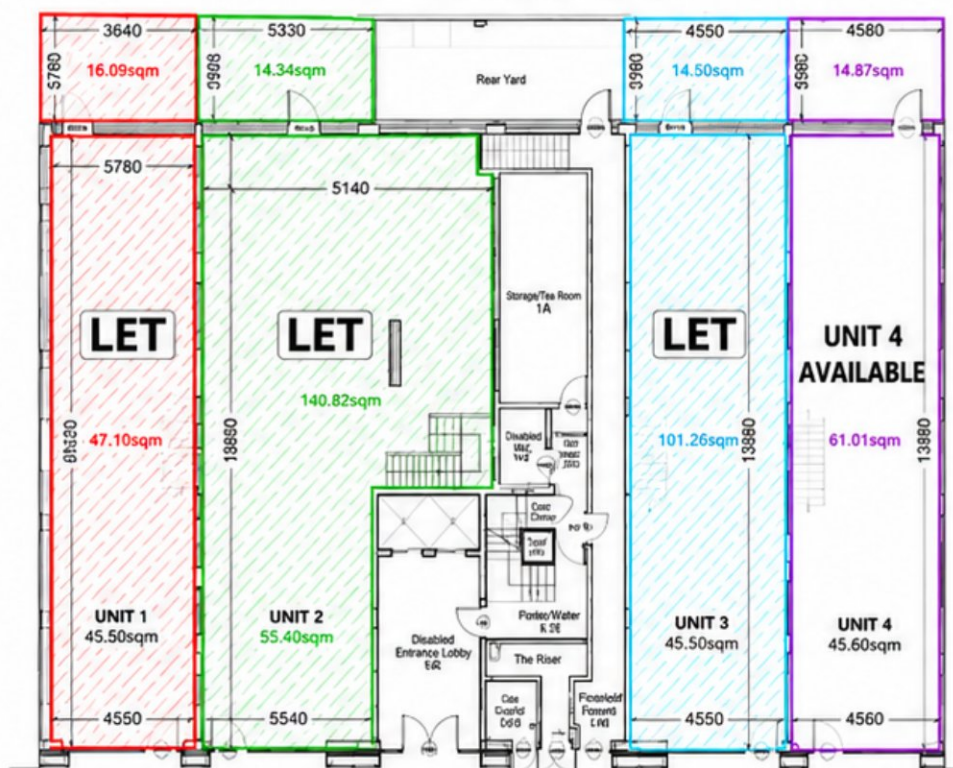
Lower ground floor - view through open shell space Lower ground floor - additional view of lower ground area

Floor plans

Unit 4 available - ground and/or ground.

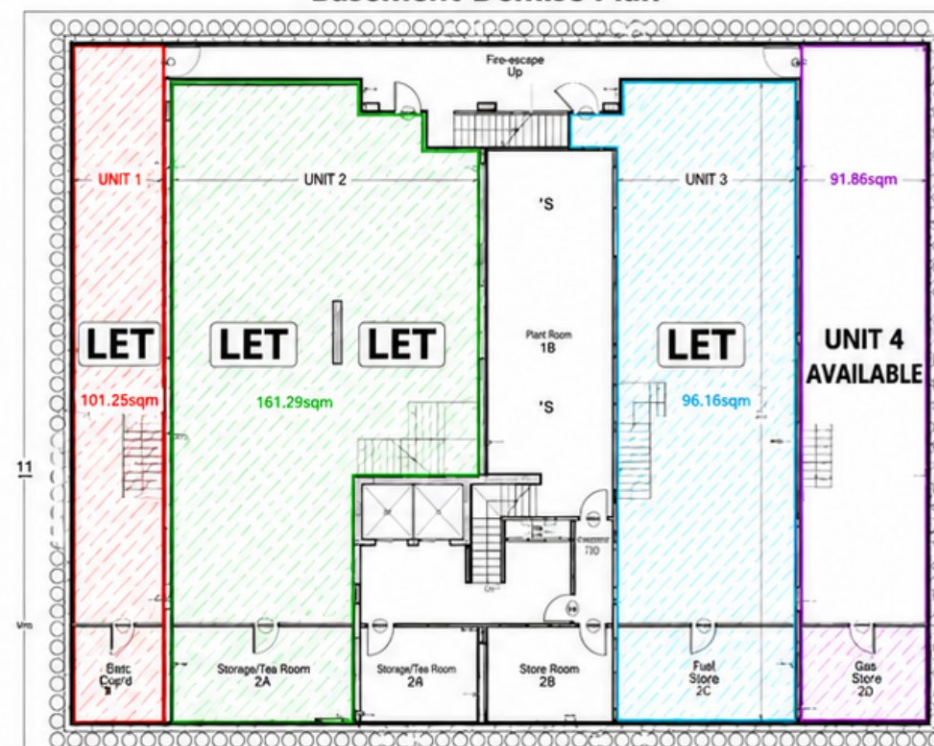
GROUND FLOOR PLAN

Ground Floor Plan



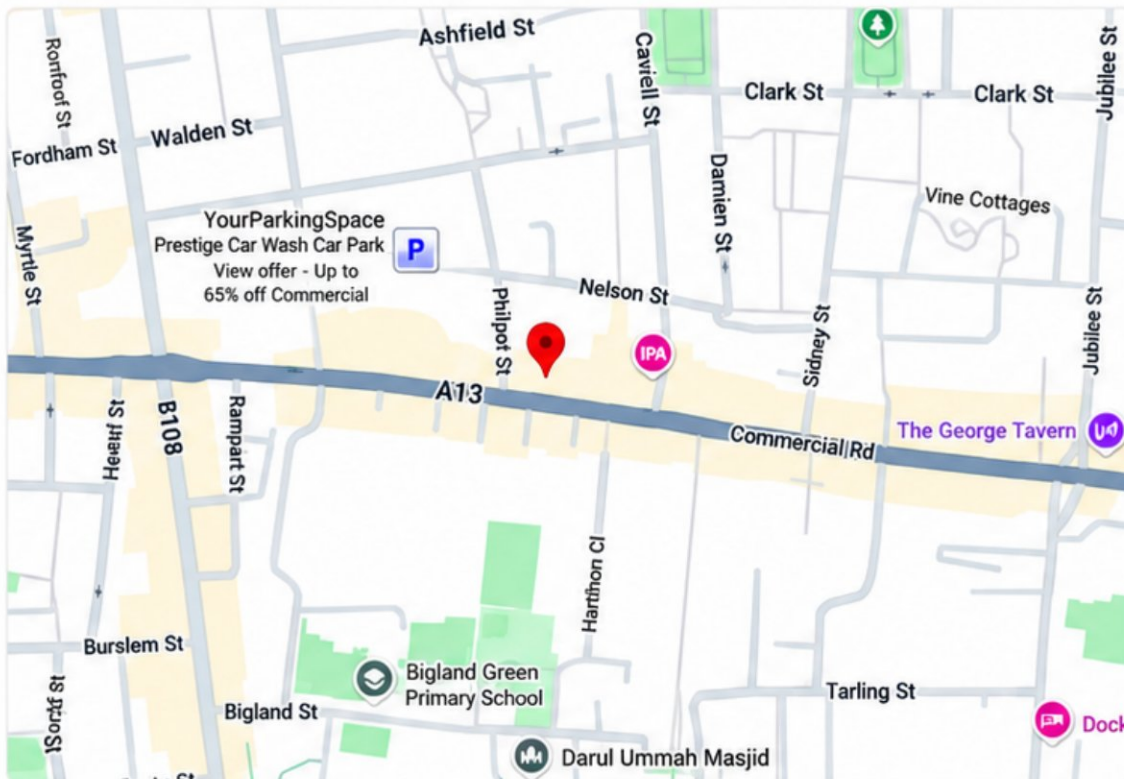
LOWER GROUND FLOOR PLAN

Basement-Demise Plan



Viewing and contact

Coffee shop / Deli operators encouraged.



239-241 Commercial Road, London E1 2BT

New-build E-Class unit - 2,060 ft² - rent reduced to £40,000 pax + VAT

Arrange a viewing

Jason Grant

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07956 380 992

jason@countrywidecomm.co.uk

Costs / process

LEGAL COSTS

Incoming tenant to contribute £2,000 + VAT towards landlord's legal costs.

REFERENCE & CHECKS

£350 + VAT may be payable and is non-refundable after checks are taken up.

HOLDING DEPOSIT

£2,000 may be required to secure the property; held in client account until completion.

EPC

Available upon request.

VIEWING

Strictly by appointment via sole agents Countrywide Commercial.