



CLASS E OPPORTUNITY TO LET

Heylyn Square, Bow, East London, E3 2DW | £20,000 per annum.



DESCRIPTION ...

The premises comprises a ground floor commercial unit.

The property has a return frontage with two entrances, one on the roadside, a few feet away from the residential entrance, and the other along a pedestrian path. The frontage comprises two aluminium framed glass double doors and large aluminium framed windows.

Internally the property is an undivided open shop floor and a plant room.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Total (NIA)	152.19	1,638.19

TENURE ...

An FRI lease term of 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

LOCATION ...

The property is located in Bow, just off Bow Road, along Malmesbury Road. The property is located in close proximity to both Mile End and Bow Road Stations. The surrounding area is also served by several bus routes.

The property is situated in a densely populated area, in close proximity to local amenities such as Mile End Park and Victoria Park.

USE ...

We understand that the property has Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

TIMING ...

The marketing period will be six weeks beginning 20th April 2026 and ending on 1st June 2026.

CLASS E OPPORTUNITY TO LET

Heylyn Square, Bow, East London, E3 2DW | £20,000 per annum.



RENT ...

Rental offers are invited in the region of £20,000 per annum (excluding VAT if applicable).

EPC ...

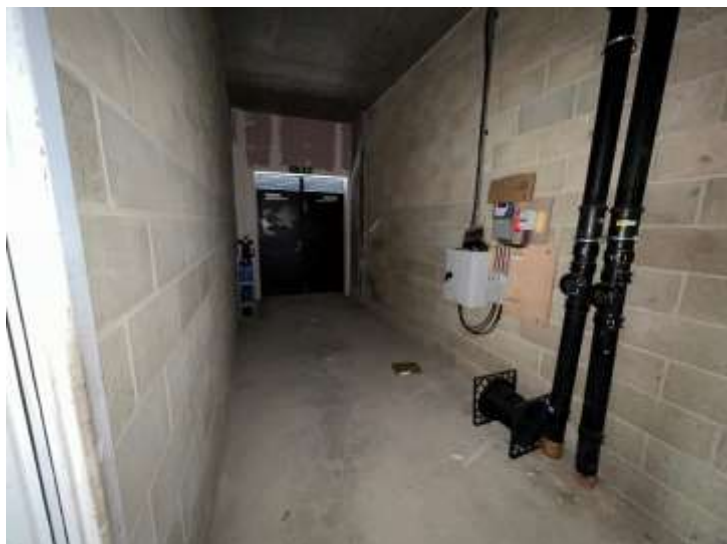
EPC details available upon request.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The tenant is to cover the Councils legal costs.



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk