



kearney bell

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COMMERCIAL PREMISES TO LET BELOW HOLIDAY INN EXPRESS

LIMEHOUSE

469-475 THE HIGHWAY, E1W 3HN

- Extremely busy arterial route
- Below 150 room Holiday Inn Express
- All uses considered subject to planning

LOCATION

The subject premises are located on The Highway which is a very busy arterial route in and out of the City of London.

The premises are situated approximately 2 miles east of Central London and circa 1 mile west of Canary Wharf. Limehouse DLR station is approximately 5 minutes walk away.

The unit forms part of the ground floor of the Holiday Inn Express and was previously occupied by a restaurant/takeaway.

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

The premises provide the following approximate gross internal area:

Ground Floor GIA 209.7 sq m 2,257 sq ft

RENT

On application.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

RATES

To be assessed. Interested parties are advised to make their own enquiries to the local authority.

SERVICE CHARGE

£

EPC

Available on request.

INSPECTIONS

Viewing by appointment with:

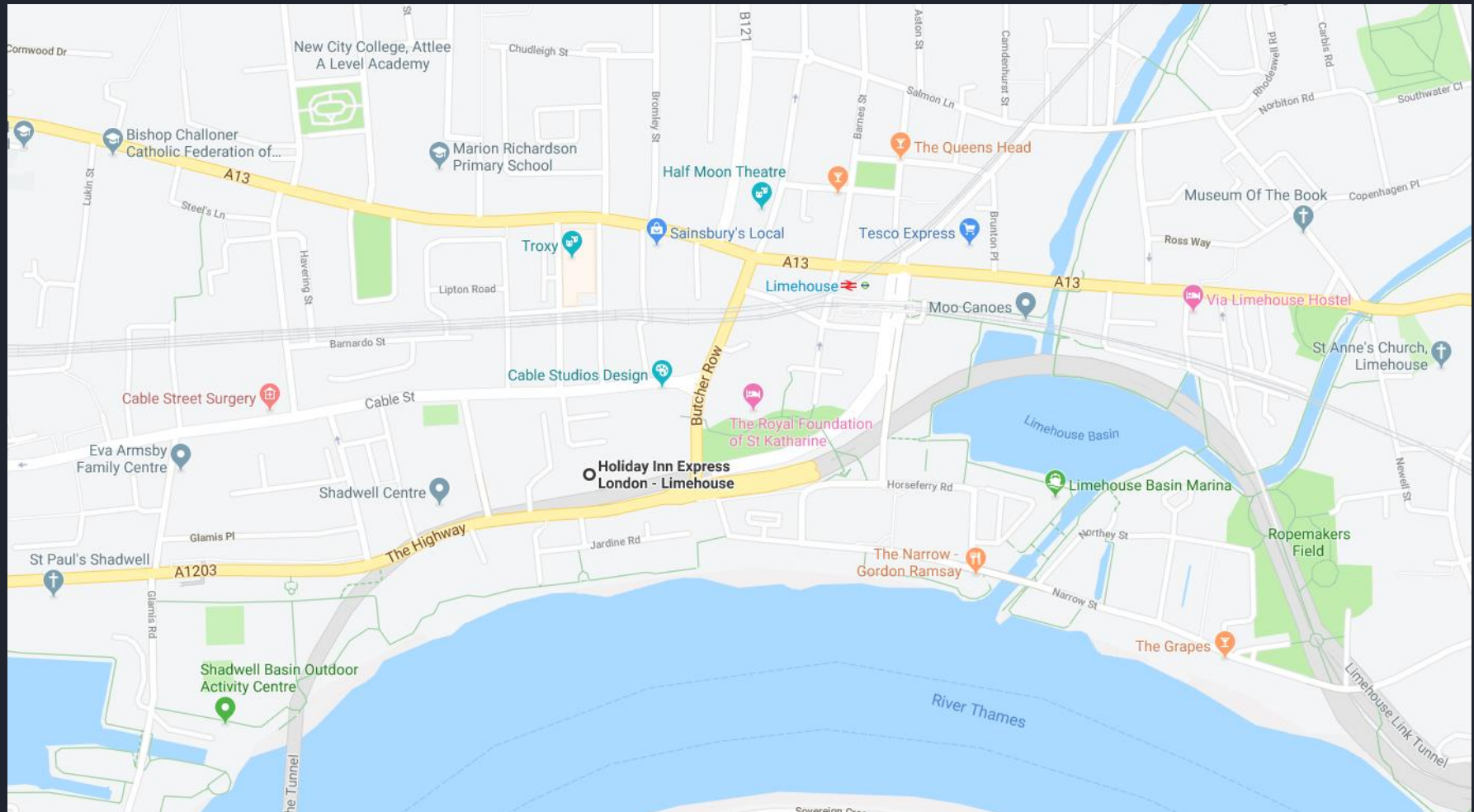
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Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. SUBJECT TO CONTRACT