Unit 1 and 2 Balch House, New Spitalfields Market, Sherrin Road, London, E10 5SQ

TOTAL SQ FT: 13,155 SQ FT

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DESCRIPTION

Units 1 and 2 Balch House are combined Catering Supply Units and to be let as one unit.

Comprising two storey space, with Ground Floor chilled storage and white walling, including 5.6m height freezer and ancillary chillers.

The first floor comprises further storage (part chilled) as well as WCs and office space and conference room. The unit features two loading doors as well as external parking along the frontage of the building.

LOCATION

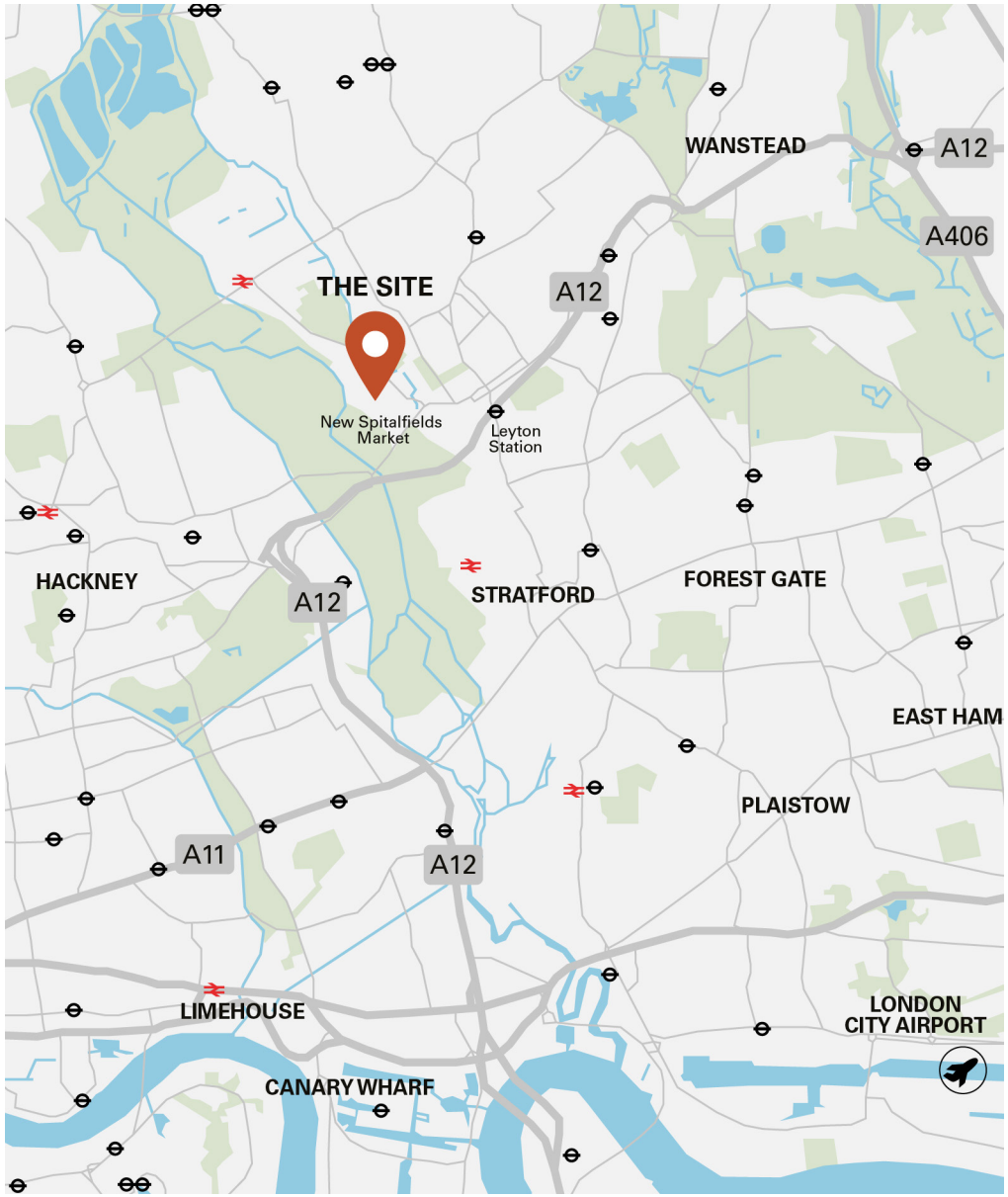
The property is located just off the A12 at Stratford at New Spitalfields Market, as Britain's premier wholesale fruit, vegetable, and flower market. The market is a purpose-built site, in Leyton, East London covering 31 acres, 115 traders and 15,000 products. The Market's location provides direct and easy access to the motorway network, and all nearby ports and airports. The Market is readily accessible by Tube from Leyton Station (Central Line).

FLOOR AREA (GIA)

	MEASURED FLOOR AREAS
ACCOMMODATION	**SQ FT**
Ground Floor (excluding full height freezer)	6,224
Freezer	1,123
First Floor	5,808
Total	13,155

BUSINESS RATES

The rateable value is £163,000.



RENT

Rent on application.

All rents are exclusive of Business Rates, General Maintenance Charge and VAT.

GENERAL MAINTENANCE CHARGE

The building is subject to a General Maintenance Charge which is subject to change.

USE

Catering Supply use only.

The premises are to be used solely for the tenant's business activities related to warehousing, processing, and packaging of marketable goods. Use of the space may also include ancillary office operations directly connected to these activities. Any other use is not permitted.

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LEASE TERM

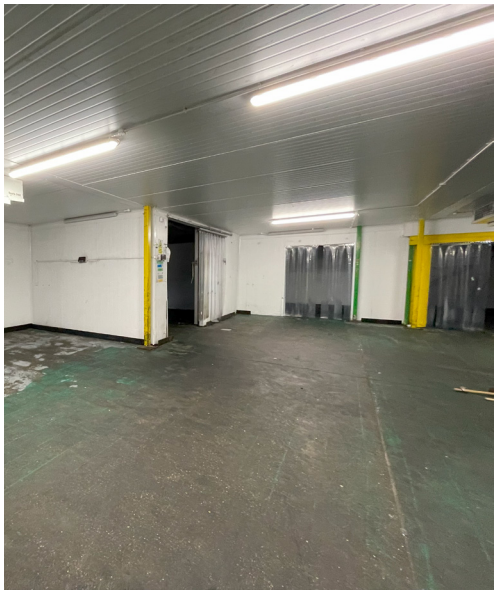
The units to be let on new Full Repairing and Insuring Leases, on a 10 year term with a break at the 5th anniversary.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Available through Newmark LLP.



Contacts

For Further information please contact:

David Moule
Partner
m +44 (0)7905 764910
David.Moule@nmrk.com

Lizzie Elliott
Surveyor
m +44 (0)7827 250026
Lizzie.Elliott@nmrk.com

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Particulars issued July 2025.