

TO LET

Newly Built Retail

E-Class Unit

**239–241 Commercial Road,
London E1 2BT**

Prime Location – High Footfall

Excellent Transport Links

Ground Floor:

993 ft² (92.22 m²)

Lower Ground Floor:

1,067 ft² (99.18 m²)

Total: 2,060 ft² (191.4 m²)

Rent: £52,000 pax (+ VAT)

New Lease Available



Location:

The property occupies a **prominent position on Commercial Road (A13)** within the vibrant **Tower Hamlets** district, close to the junction with **Philpot Street**. This is a **busy mixed-use location** with strong pedestrian and vehicle traffic throughout the day, benefiting from a constant flow of commuters, residents, and visitors. Surrounding occupiers include **Tesco Express, McDonald's Drive Thru, Holiday Inn**, and a range of **independent retailers, cafés, and fashion wholesalers**, creating a lively trading environment.

Served well by public transport

Shadwell Station (Overground, District and Hammersmith & City)

7 min walk

Whitechapel Station (Elizabeth Line, District and Hammersmith & City)

10 min walk

Aldgate East (Circle, District and Hammersmith & City)

12 min walk

Commercial Road provides **direct access into the City of London** to the west and links eastward to **Canary Wharf and the Docklands**, making this an ideal location for businesses seeking strong visibility and accessibility in a fast-developing part of East London.

Description:

An impressive **newly constructed mixed-use development** comprising four high-quality commercial units at ground and lower ground levels with serviced apartments above. Only **one unit remains available**, offering a total of **2,060 sq. ft** of adaptable space with a generous ceiling height and excellent natural light.

This **E Class unit** provides broad operational flexibility—ideal for retailers, boutique gyms, medical and wellness operators, or creative studios seeking a prime East London location.

Unit 4

Ground Floor	92.22 m ²	993 ft ²
Lower Ground	99.18 m ²	1067 ft ²
Total Area	191.4 m²	2060 ft²

E Use Class suitable for Coffee shop, retail, office, fitness, or healthcare use

Tenure

A new FRI lease will be offered on terms to be agreed.

Rent

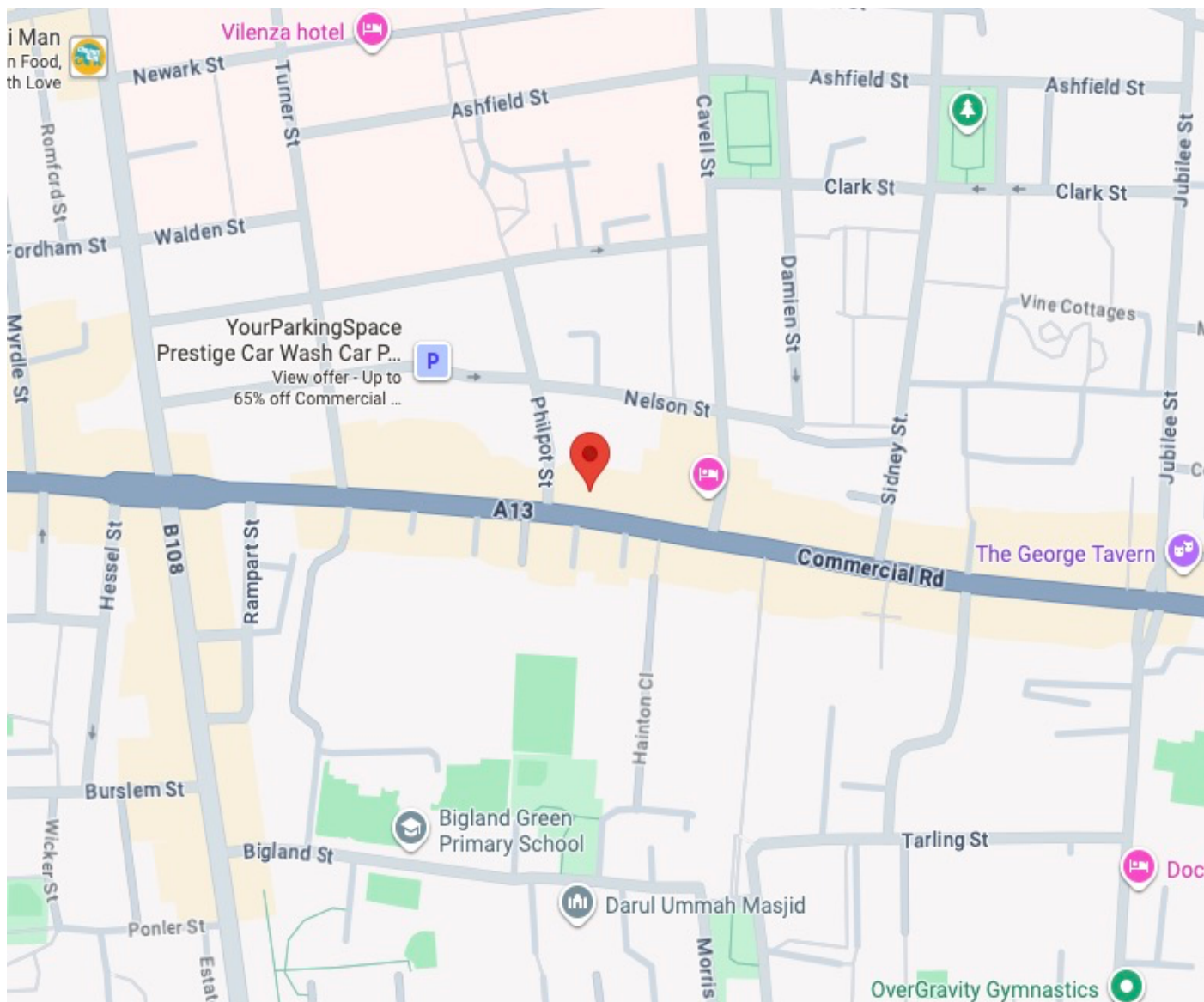
Offers in the region of **£52,000 pax + VAT**

Rates

Yet to be assessed







Legal Costs

The incoming tenant is to pay towards the landlord's legal costs of **£2000 + VAT**

Reference & Credit Checks

A charge of **£350 + VAT** may be payable for taking up references on behalf of proposed tenants; this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of **£2000**. This deposit is non-refundable, except in the following circumstances: if the vendor withdraws, if clear title cannot be proven, or if the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

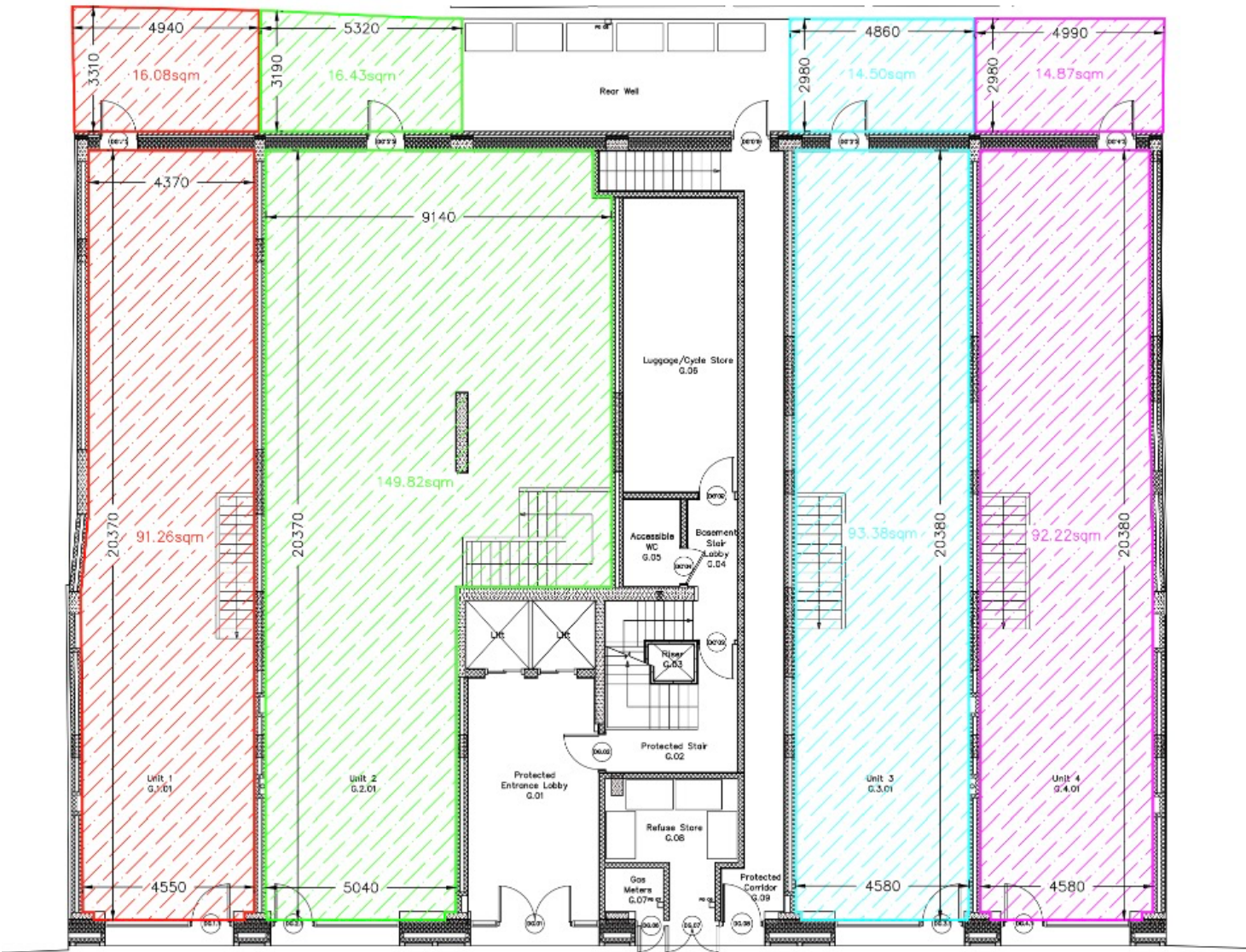
Jason Grant

020 8506 9900 / 9905

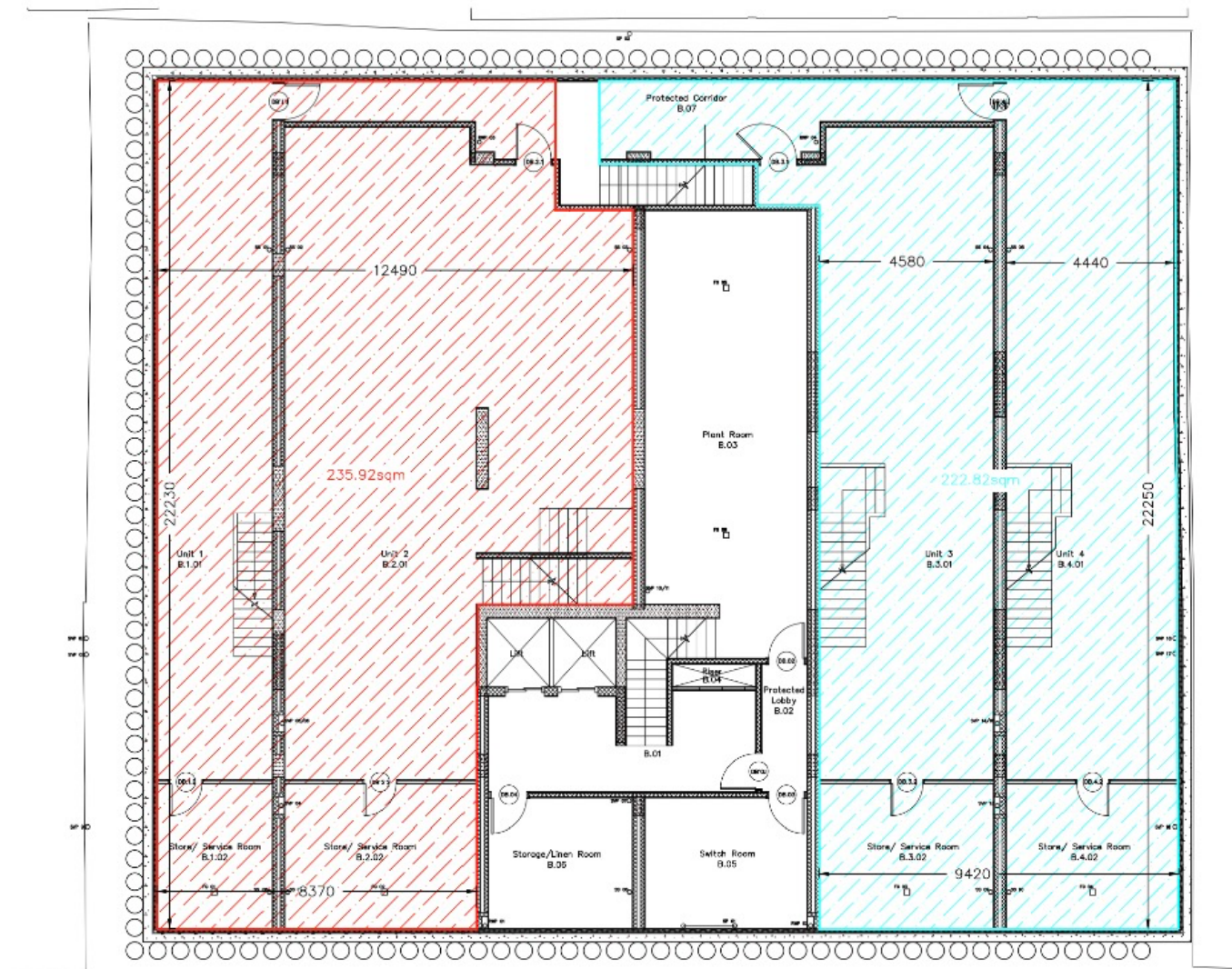
07956 380 992

jason@countrywidecomm.co.uk

Ground floor Plans



Lower Ground Floor Plans



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.