

RARE PERIOD PROPERTY AVAILABLE TO RENT

BROMLEY PUBLIC HALL, BOW, LONDON E3 3AA | Rent on Application



DESCRIPTION ...

A mid-nineteenth century, Grade II listed three storey property with a stone block façade. The premises are currently configured as cellular offices, staff areas, kitchens and W/C facilities with a stunning large open vestry. The premises also benefit from:

- Private demised 10 space car park
- Private garden
- Period features
- Passenger lift
- Large sash windows

Approximate dimensions are as follows:

DIMENSIONS

Basement	127 Sq. M.	1,367 Sq. Ft.
Ground Floor	153 Sq. M.	1,647 Sq. Ft.
First Floor	177 Sq. M.	1,907 Sq. Ft.
Second Floor	44 Sq. M.	473 Sq. Ft.
Total	501 Sq. M.	5,394 Sq. Ft.



TENURE ...

A new FRI lease on terms to be agreed, subject to upward only rent reviews (to be granted outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954).

RENT ...

On application.

USE ...

We understand the property has Class E (formerly D1) use within the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with the relevant authority.

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LOCATION ...

The premises is located along the busy Bow Road (A11) which runs through Bow, Mile End, Stepney, Whitechapel and into Aldgate East. Bow Church DLR station and Bow Road Tube station are in close proximity providing good accessibility to other areas of London. The local area is served by several bus routes as well.

Bow is a primarily residential area of East London which has seen major regeneration and investment over the past few years. Surrounding the premises are several shops and offices along with large residential blocks.



SERVICE CHARGE ...

The tenant to pay a contribution to the building and estate service charge annually should the property be subdivided.

BUSINESS RATES ...

The property has a rateable value of £32,500 as of 1st April 2017.

LEGAL COSTS ...

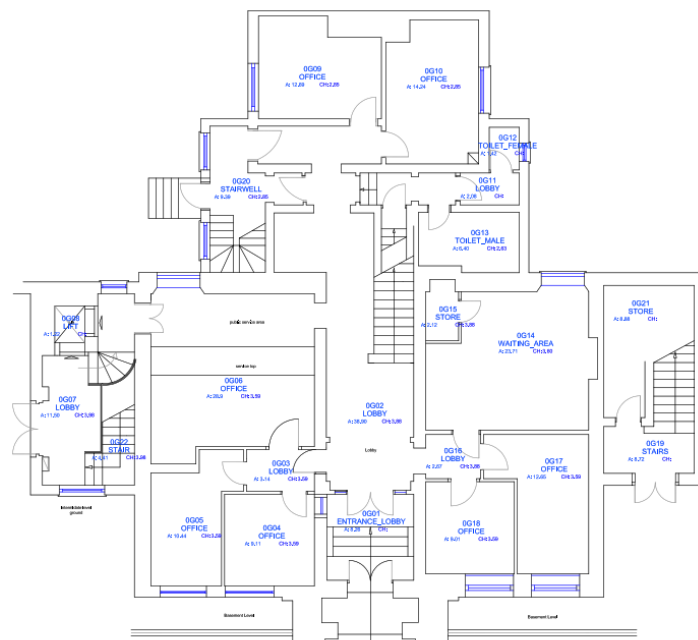
The ingoing tenants are to contribute to the landlord's legal costs.

EPC ...

A copy of an EPC is available upon request.

VIEWING ...

For more information or to arrange a viewing please contact one of our team directly using the details below.



JEREMY PERCEVAL

T: 020 7538 2222
E: jeremyp@sfggroup.com

TOM DAWES

T: 020 7538 2222
E: tom.dawes@sfggroup.com

JESSICA LONSDALE

T: 020 7538 2222
E: jessical@sfggroup.com

SFP PROPERTY | 9 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



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