



Newly built **commercial units** comprising the ground floor of a new residential development.



CLASS-E RETAIL UNITS TO LET

Stroudley Walk, Bow, London, E3

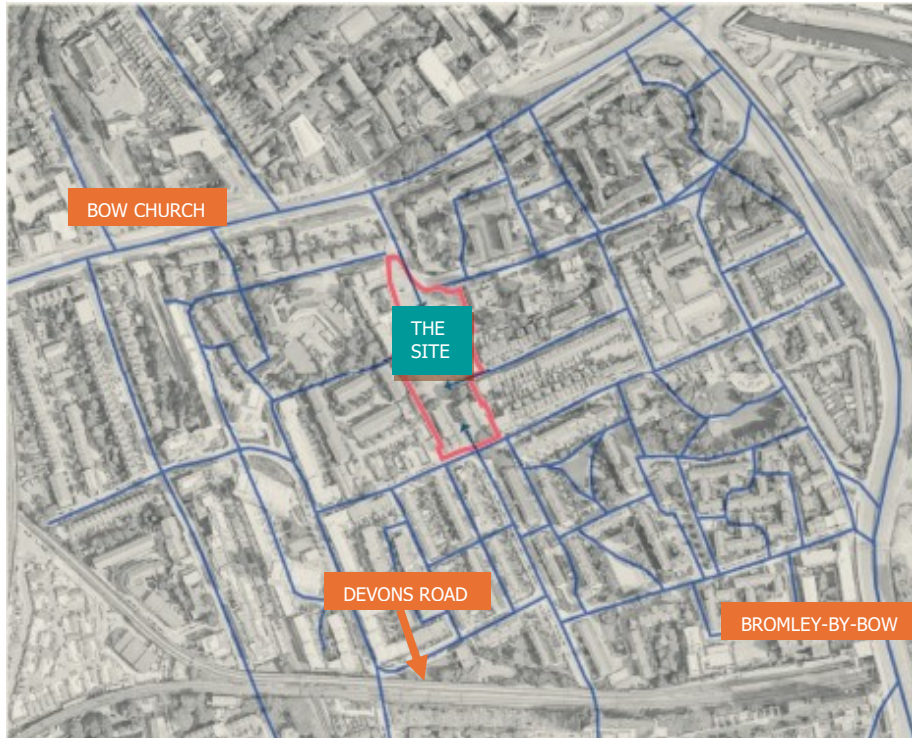


EXECUTIVE SUMMARY ...

- A brand-new development in an opportunistic area.
- Located in close proximity to Bow Road, Bow Church and Bromley-by-Bow stations.
- The properties have Use Class E consent.
- Properties to be let in shell condition.
- Completion set for November 2025.

| | Net Internal Area (sq ft) | Net Internal Area (m2) | Rent per annum exclusive, Ex VAT (If applicable) |
|--------|---------------------------|------------------------|--|
| Unit 1 | 1,584.46 | 147.2 | £40,000 |
| Unit 2 | 1,020.43 | 94.8 | £25,000 |
| Unit 3 | 667.37 | 62 | £17,500 |





THE OPPORTUNITY ...

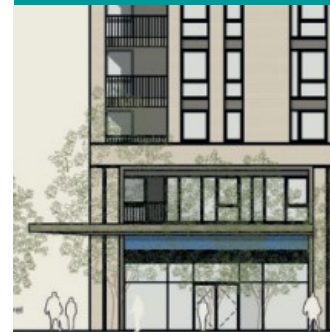
- Class E Properties.
- Newly Built.
- Shell Condition.
- Range of Sizes.

TENURE

An effectively FRI lease for a term to be agreed.

The lease to be excluded of tenure provisions of Part II of the Landlord and Tenant Act 1954.

Unit 1



Unit 2



Unit 3



LOCATION ...

The properties are situated within the new development on Stroudley Walk, just off Bromley High Street and the A11. They benefit from excellent transport links being located in close proximity to Bow Church, Bromley-By-Bow and Devons Road stations. Several bus routes run along the A11.

Stroudley Walk is situated alongside Fairlie Court, a well-used established parade with good footfall.

DESCRIPTION ...

Three newly built ground floor retail units, varying in size and shape, to be let in shell condition.

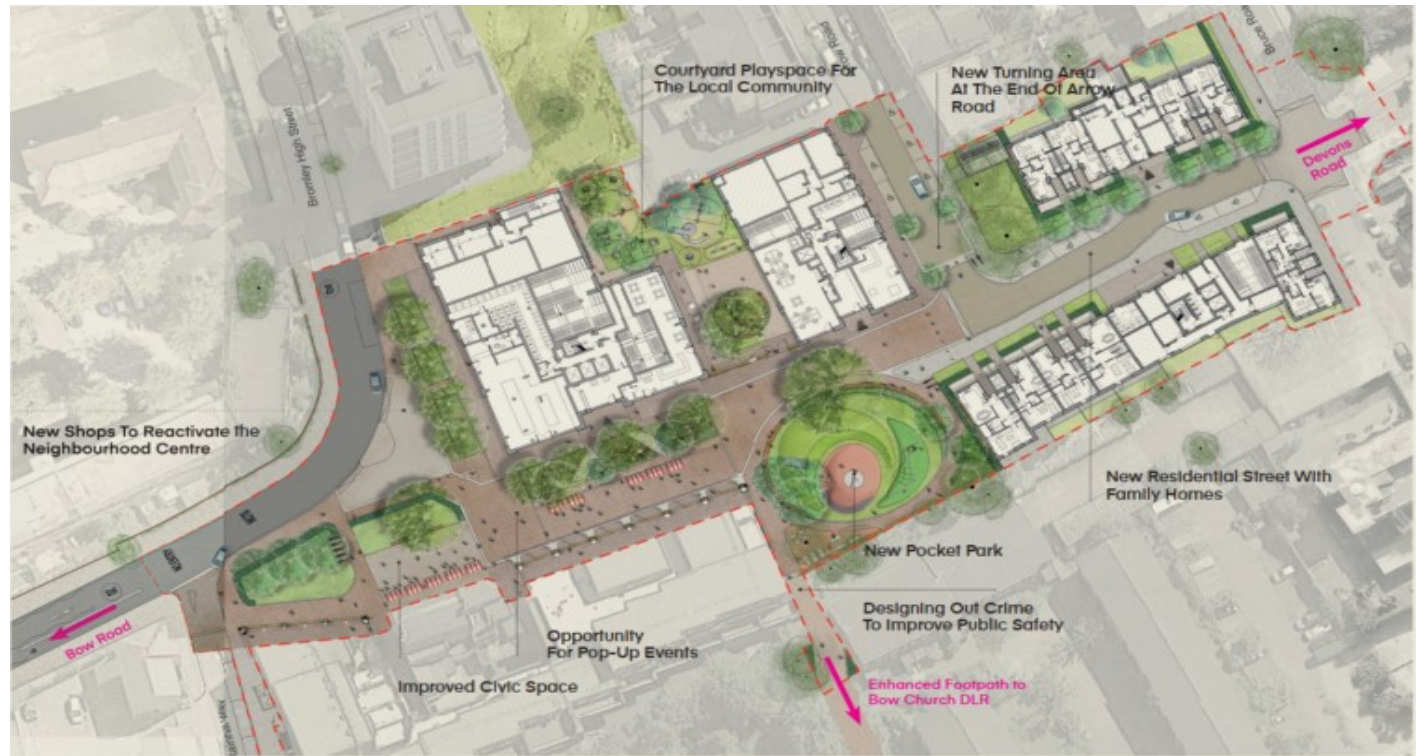
The units all benefit from Use Class E consent and will have capped services.



THE DEVELOPMENT ...

The three new commercial units have been developed as part of a regeneration plan for Stroudley Walk. The neighbourhood has been evolved into a central hub for the local community, providing 274 new homes and a greatly increased footfall to help new and existing businesses.

The area now benefits from a new park, improved civic space and new foot paths to improve accessibility and wayfinding.



EXIGEN CLASS-E UNITS TO LET

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THE PROPOSAL ...

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

TIMING ...

The development will reach completion in November 2025.

BUSINESS RATES ...

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

VAT ...

The rent is subject to VAT.

VIEWING ...

Viewings strictly through sole agents EXIGEN Property. Please contact for viewing and further information.

EPC ...

Information available on request.

CONTACT ...

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