



BOW ROMAN PLACE, E3 5ES



LOCATION

The available space forms part of Roman Place, a new mixed use retail and residential scheme within the prime pitch of Bow.

This is a strong trading location with occupiers in the immediate vicinity including a new **Tesco Metro**, **Superdrug**, **Iceland** and **Poundland** etc.

The **Idea Store** is situated directly opposite and this generates circa 23,500 visits per month.

Roman Place also includes over 200 new residential units and a mix of public/residential car parking spaces.

ACCOMMODATION

The units are arranged on ground floor and have the following approximate areas:

Unit 2	170.0 m ²	1,830 ft ²
Unit 3	127.5 m ²	1,372 ft ²

These areas have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (5th Edition).

TERMS

The units are available by way of effective full repairing and insuring leases for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

RENT

On application.

SERVICE CHARGE

To be confirmed.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

LEGAL COSTS

Each party is to be responsible for their own costs incurred.

RATES

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE

Unit 2 C56

Unit 3 C55

A full copy of the EPC is available at www.epcregister.com

VIEWING

All arrangements to view the premises are strictly by prior arrangement through Wrather Property or via our joint agent Nick Robinson at Dobbin & Sullivan on 020 8221 0612.

CONTACT

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SUBJECT TO CONTRACT

May 2018

Misrepresentation Act 1967

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