

## INDUSTRIAL UNIT TO LET

Amazing shell and core site  
available now

Ground floor and mezzanine  
available

Well located for Central London  
in Limehouse

**Unit 5,  
11 St Annes Row,  
London,  
E14 7RD**

*stashbee* 

Size  
4,950 sq. ft.

Price  
£4,950 / month

# Details

4,950 sq ft Industrial warehouse available as a work-space, business storage and other business use. Sole occupancy with the opportunity to make this space yours (Currently at Shell & Core Condition). Split across the ground and the first floor.

Ideal for fast-growing businesses, educational purposes, last mile logistic or as a creative space.

## Features

- Vacant Possession Available
- Excellent Ceiling Height
- 24hr access
- Old Use Classes: A1, A2, B1 (Current Use Class E), other flexible uses subject to landlord's consent.
- Excellent ceiling heights up to 5.5m – deemed suitable for further mezzanine floor if required
- Lighting and power (individually metered)
- Double door entrance way
- Secure premises with lots of Natural light
- 2 parking spaces available (at additional cost)
- Shell & Core condition, available immediately
- Easy Commute to Westferry, Limehouse And Canary Wharf

## Pricing

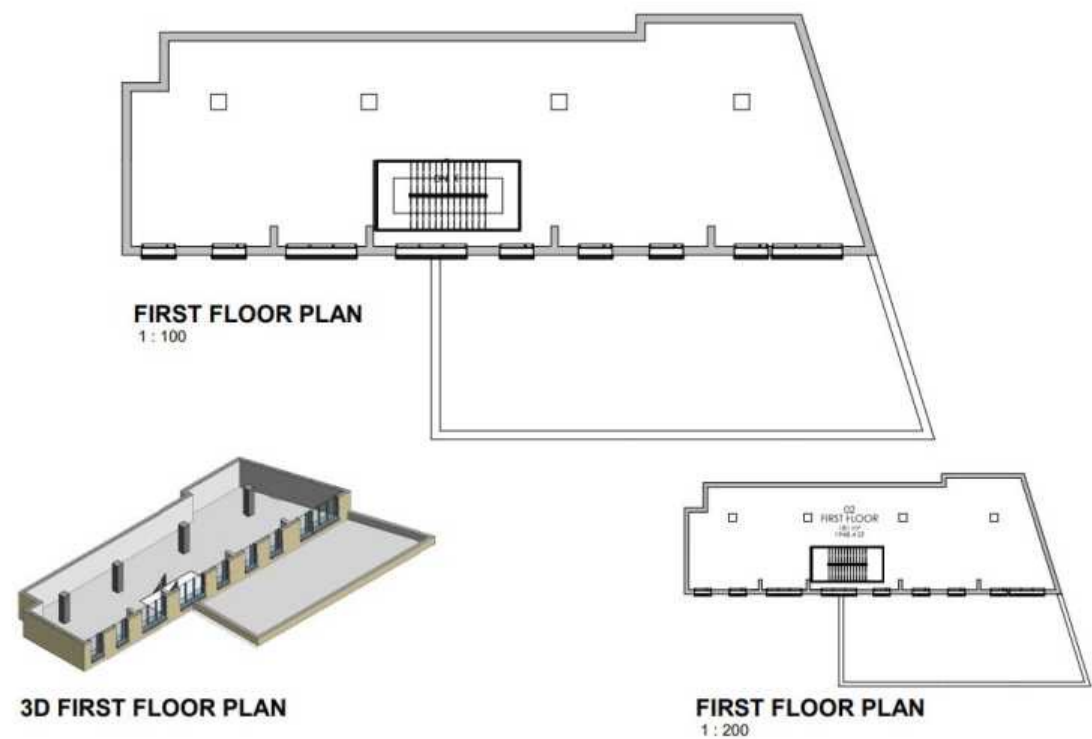
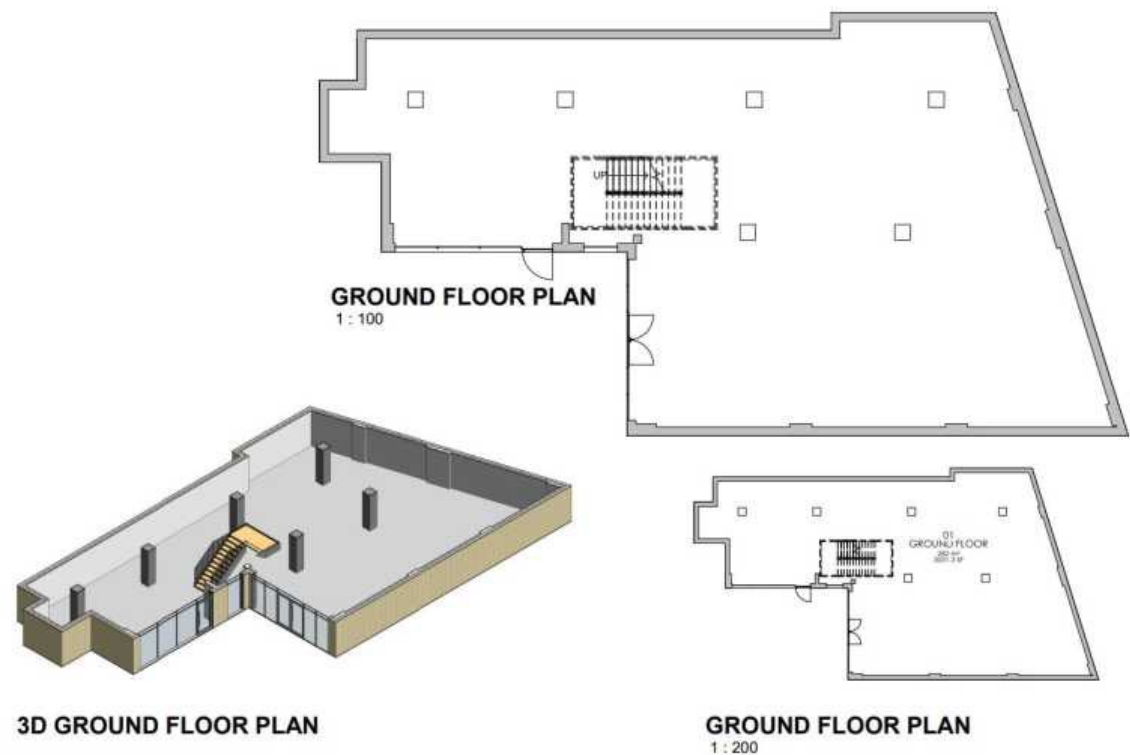
- Business rates are payable on the space
- VAT Status TBD
- All utilities will be the responsibility of the tenant

# Pricing

Monthly	£4,950	£1.00 /sq ft.
Annual	£59,400	£12.00 /sq ft.



# Floorplans





# Location

- Excellent access to central London.
- The Westferry DLR Station is within a five-minute walk and Canary Wharf is within a fifteen-minute walk.
- There are bus services that pass through Commercial Road and there are also various restaurants, shops, cafes and other local amenities within a short walk of the property.

**Unit 5,  
11 St Annes Row,  
London,  
E14 7RD**

# Contact



**Will Cattigan**  
will@Stashbee.com  
07500 260702



**David Mantle**  
david@stashbee.com  
07939 945854



stashbee.com

support@stashbee.com

020 7078 7561

