

Reference: LHS01609

440 Baythorne Street, London, E3 4AT

Tower Hamlets, E3 4AT

☆ Flexible Lease Available

To Let

£1,750 pcm

1,170 sq ft

Flexible Use

 [Google Maps](#)



440 Baythorne Street, London, E3 4AT



£1,750 per month + VAT

£21,000 p/a · £18 per sq ft



Flexible Use

For multiple industries



1,170 sq ft internal

109 sq m



Reference

LHS01609



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Mile End Station

13 min walk



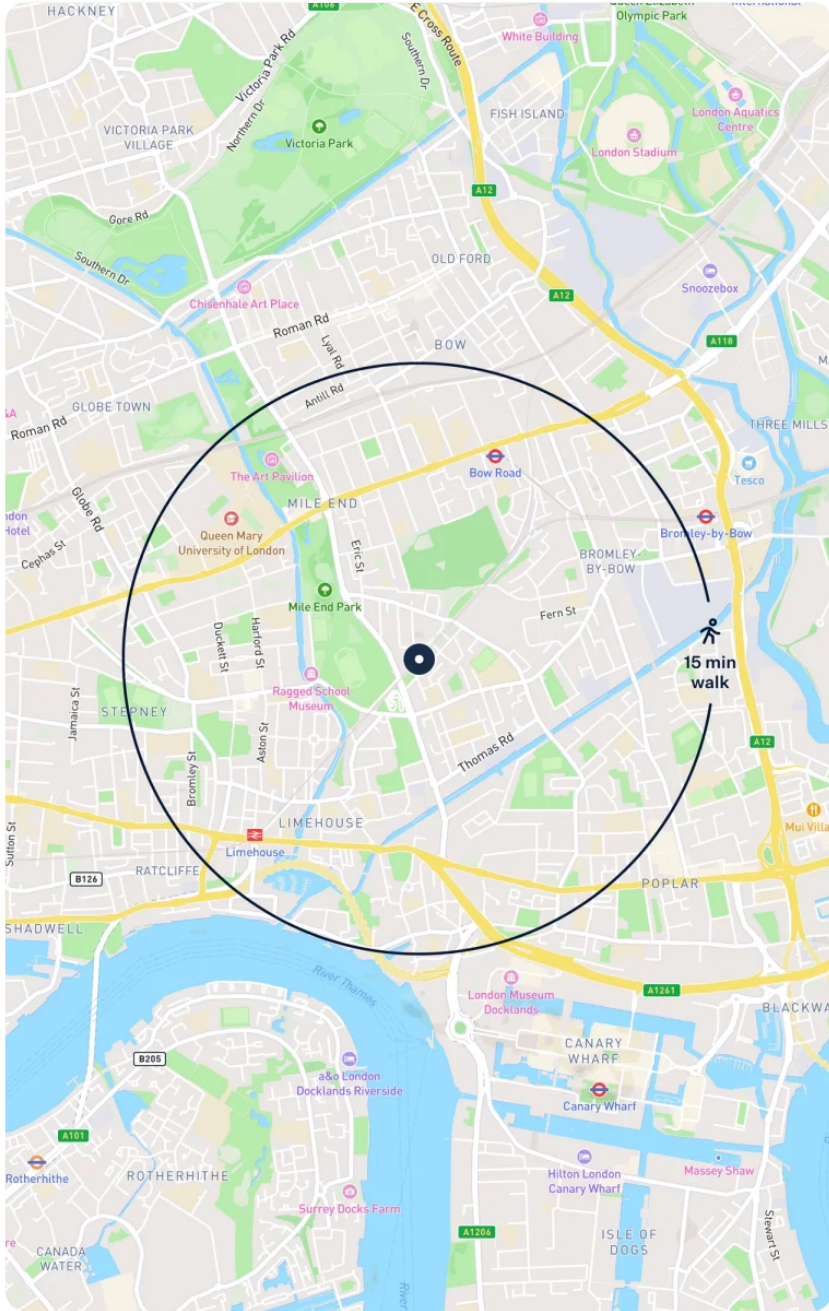
Limehouse Station

20 min walk



Google Maps





Location

440 Baythorne Street, London, E3 4AT

 quest.jumps.quit

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Mile End Station
13 min walk



Limehouse Station
20 min walk

Cost Breakdown

Costs Per Month

Rent	£1,750
Business Rates	£680
Insurance	£20
Service Charge	£70
Total	£2,520

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£21,000
Business Rates	£8,160
Insurance	£240
Service Charge	£840
Total	£30,240

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

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