

Reference: LHS01706

444 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](#)



444 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

LHS01706



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Mile End Station

13 min walk



Lime House Station

20 min walk



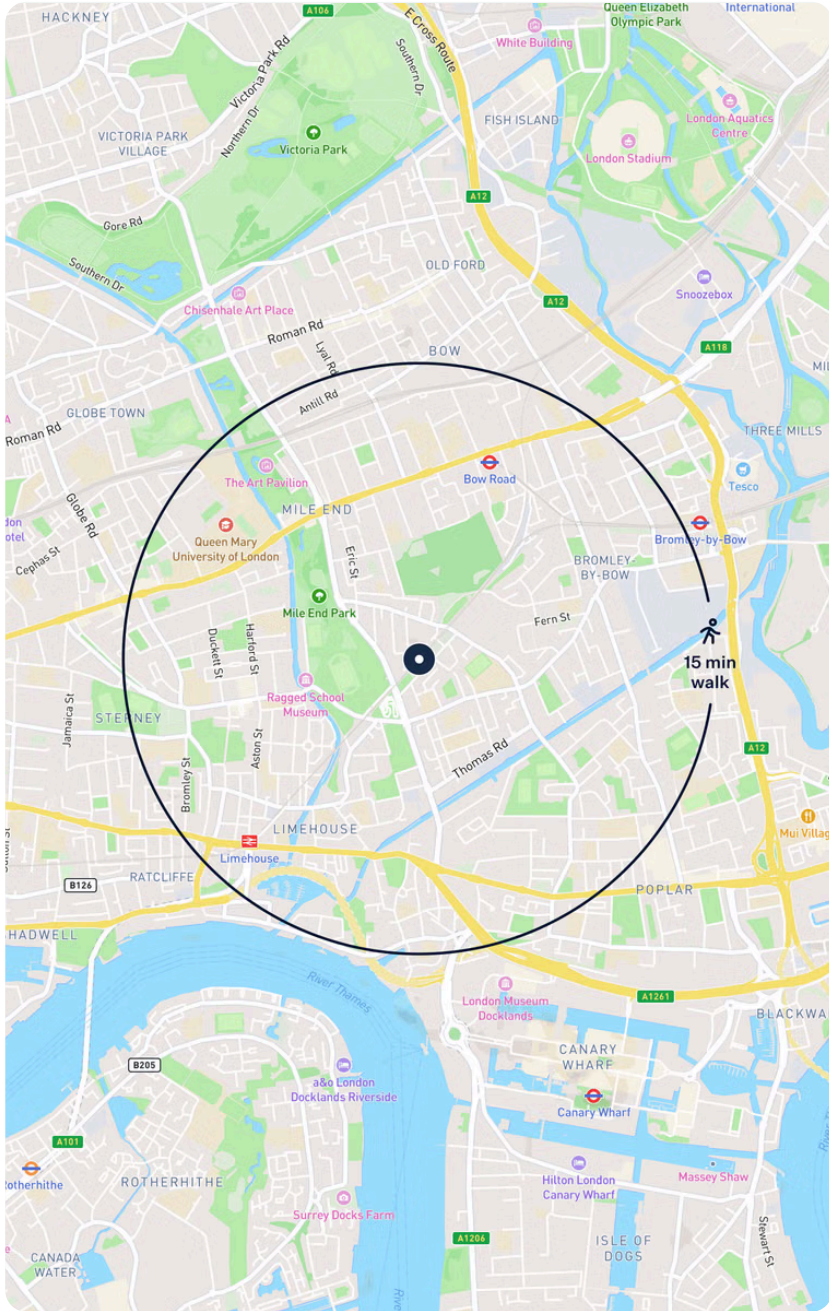
Bow Road Station

15 min walk



Google Maps





Location

444 Baythorne Street, London, E3 4AT

 valve.busy.lofts

 [Google Maps](#)

WHAT'S NEARBY



Mile End Station

13 min walk



Lime House Station

20 min walk



Bow Road Station

15 min walk

Cost Breakdown

Costs Per Month

Rent	£1,750
Business Rates	£650
Insurance	£20
Service Charge	£70
Total	£2,490

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	£7,800
Insurance	£240
Service Charge	£840
Total	£29,880

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 the agent

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

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

