

Reference: ZBW04834

SAVE £5.5K

**WAS £33K PA
NOW £27.5K PA**

40 Bow Triangle, Eleanor Street, London, E3 4NP

Tower Hamlets, E3 4NP

☆ Flexible Lease Available

To Let

£2,080 pcm

1,240 sq ft

Flexible Use

 [Google Maps](#)



40 Bow Triangle, Eleanor Street, London, E3 4NP



£2,080 per month + VAT

£24,960 p/a · £20 per sq ft



Flexible Use

For multiple industries



1,240 sq ft internal

115 sq m



Reference

ZBW04834



24/7 access



3-Phase Power Supply



Electric roller shutters



Gas supply

WHAT'S NEARBY



Bow Road Station

10 min walk



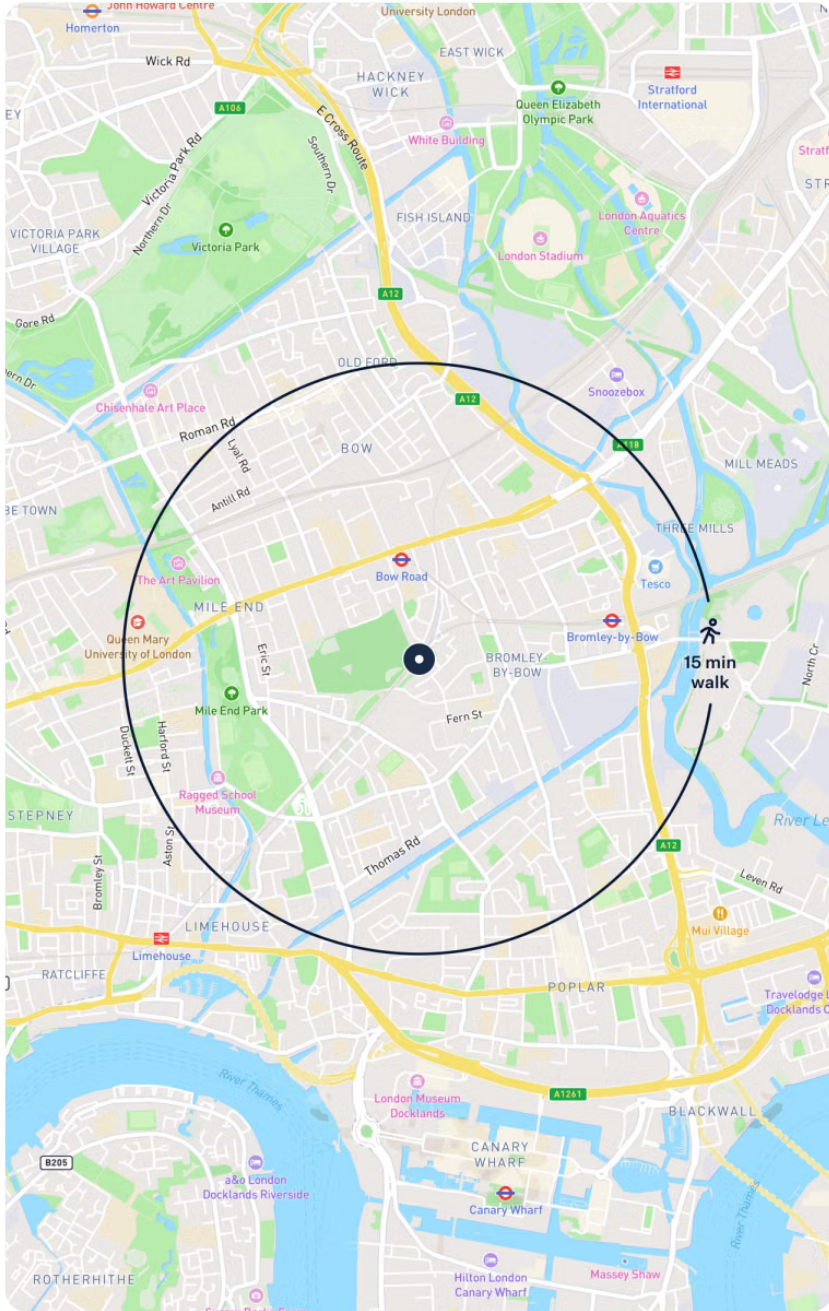
City of London

25 min drive



Google Maps





Location

40 Bow Triangle, Eleanor Street, London, E3 4NP

 [agree.result.range](#)

 [Google Maps](#)

WHAT'S NEARBY



Bow Road Station
10 min walk



City of London
25 min drive

Cost Breakdown

Costs Per Month

Rent	£2,080
Business Rates	£870
Insurance	£20
Service Charge	£490
Total	£3,460

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

Costs Per Annum

Rent	£24,960
Business Rates	£10,440
Insurance	£240
Service Charge	£5,880
Total	£41,520

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>**

