

Reference: ZLS02101

4 Pinchin Street, Shadwell, E1 1LX

Tower Hamlets, E1 1LX

☆ Flexible Lease Available

To Let

£3,500 pcm

2,730 sq ft

Flexible Use

 [Google Maps](#)



4 Pinchin Street, Shadwell, E1 1LX



£3,500 per month + VAT

£42,000 p/a · £15 per sq ft



Flexible Use

For multiple industries



2,730 sq ft internal

254 sq m



Reference

ZLS02101



24/7 access



3-Phase Power Supply



LED lighting



Water and drainage

WHAT'S NEARBY



Shadwell DLR

15 min walk



Tower Hill

10 min walk

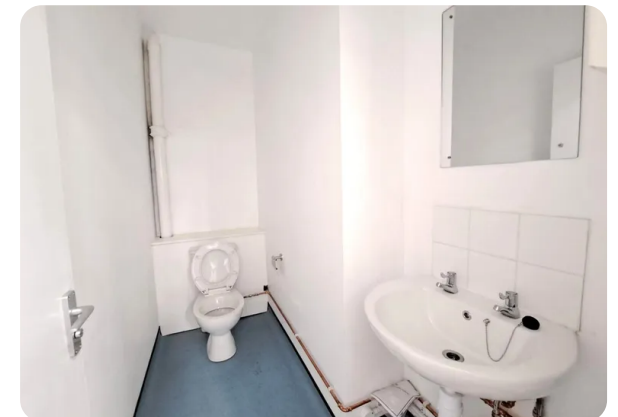
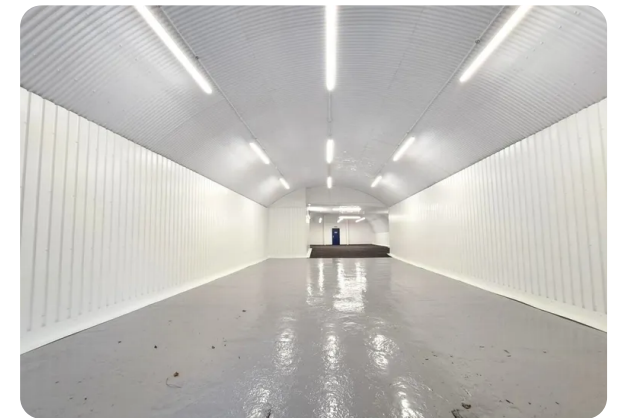


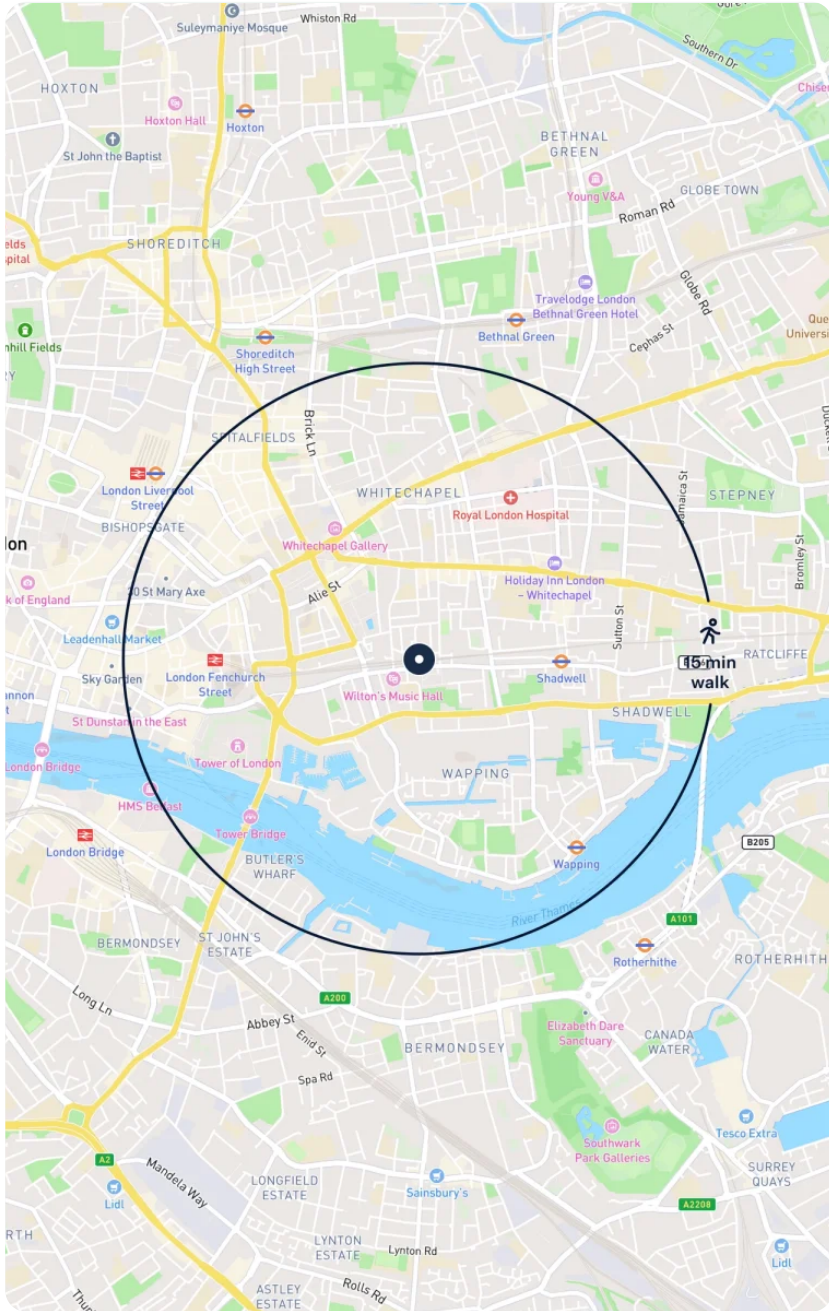
City of London

10 min drive



Google Maps





Location

4 Pinchin Street, Shadwell, E1 1LX

 solve.swim.exile

 [Google Maps](#)

WHAT'S NEARBY



Shadwell DLR
15 min walk



Tower Hill
10 min walk



City of London
10 min drive

Cost Breakdown

Costs Per Month

Rent	£3,500
Business Rates	£1,580
Insurance	£60
Service Charge	Call for details
Total	£5,140

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

Costs Per Annum

Rent	£42,000
Business Rates	£18,960
Insurance	£720
Service Charge	Call for details
Total	£61,680

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.

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