



UNIT 57 & 58  
**ROYAL MINT  
STREET**

LONDON E1 8LG /// [flags.riders.scare](http://flags.riders.scare)

**TO LET**  
**NEWLY REFURBISHED**  
**INDUSTRIAL UNIT**  
**C. 3,100 SQ FT**

# SPACE TO THRIVE @

## UNIT 57 & 58 **ROYAL MINT STREET**

A REFURBISHED COMMERCIAL  
UNIT SUITED TO WAREHOUSING,  
STORAGE OR DISTRIBUTION USE.

The space is lined to prevent water ingress, and features arch heights of ca. 4.26m and 4.74m, newly installed electric roller shutter doors, 3-phase power, and water services. Arch 58 is secured with palisade fencing and offers additional covered storage.

Available for immediate use.

# LOCATION

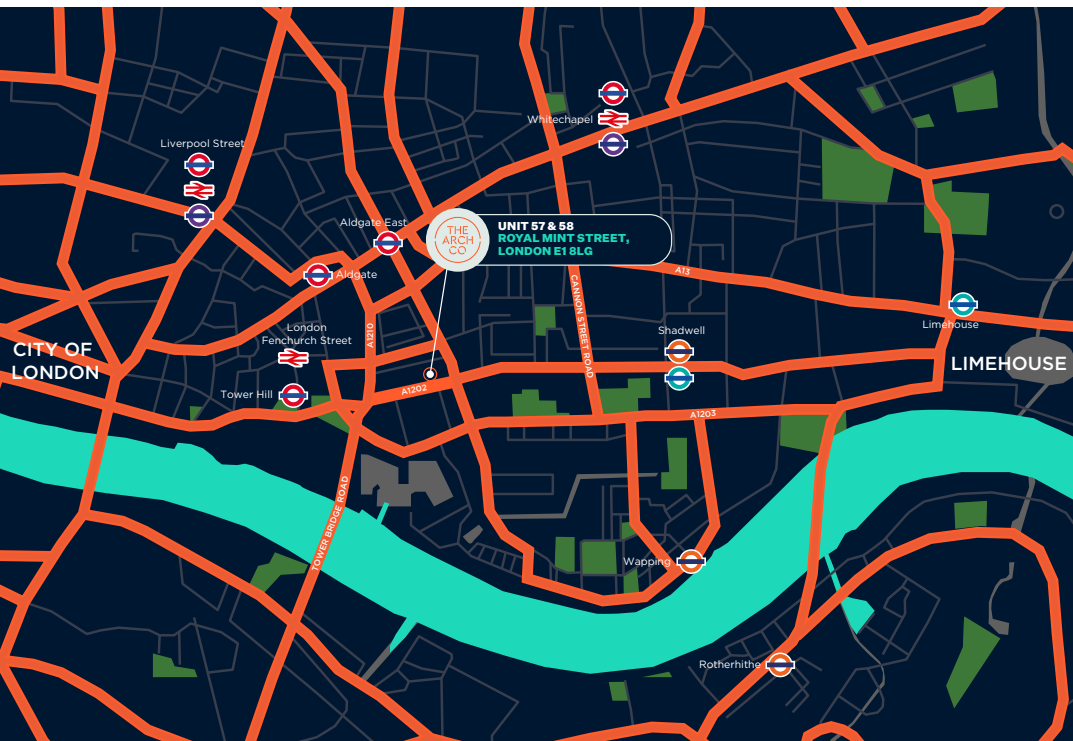
ROYAL MINT STREET IS IN SHADWELL,  
AND JUST A C.15 MINUTE DRIVE FROM  
THE CITY OF LONDON.

The site can be accessed via Cable Street, Dock Street or  
Leman Street. Shadwell Overground and DLR stations and  
Tower Bridge Underground are in close walking distance  
offering good connections to and from the city.  
Central London can be reached in 25 minutes.

The neighbouring arches are occupied by Enterprise  
and Pedi Van.

# TRAVEL TIMES

|                          |                                                                                     |                                                                                     |                        |
|--------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------|
| Shadwell Station         |  |  | 7 mins<br>(0.3 miles)  |
| Aldgate East Station     |  |  | 5 mins<br>(1.0 miles)  |
| Liverpool Street Station |  |  | 14 mins<br>(1.9 miles) |
| Canary Wharf Station     |  |  | 14 mins<br>(1.9 miles) |
| Limehouse Station        |  |  | 17 mins<br>(2.3 miles) |
| Central London           |  |  | 25 mins<br>(3.3 miles) |
| North Circular           |  |  | 45 mins<br>(6.5 miles) |



Unit 57

# ACCOMMODATION

| UNIT  | SQ FT | RENT PA |
|-------|-------|---------|
| 57    | 2,340 | £60,960 |
| 58    | 760   |         |
| TOTAL | 3,100 | £60,960 |

# SPECIFICATION



**Prime**  
location



**Water**  
supply



**External**  
parking



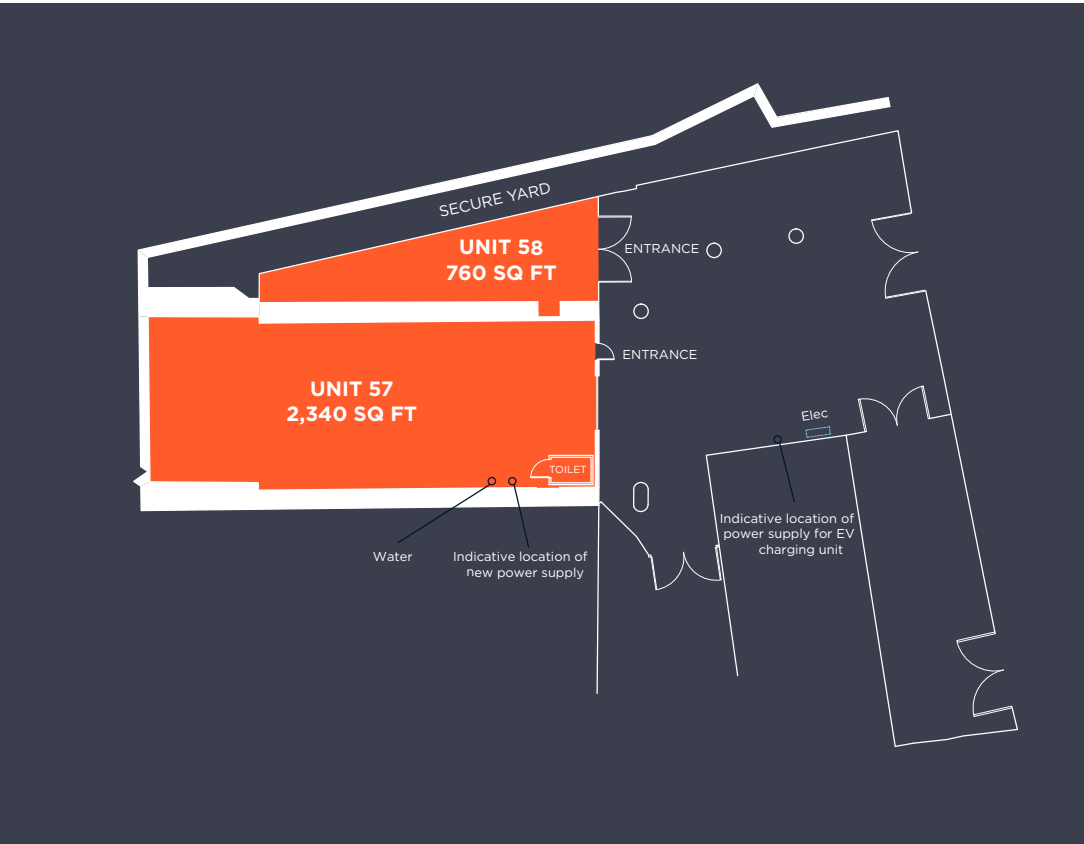
**3-phase**  
power



**ca. 4.26m**  
**& 4.74m**  
arch height



**Fully**  
lined



## COSTS PER ANNUM

| Unit                   |         |
|------------------------|---------|
| Rent                   | £60,960 |
| Insurance              | £480    |
| Business rates (value) | £28,920 |
| Monthly costs          | £7,530  |

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

B rating.

## PLANNING

Open E class – light industrial and land.

## BUSINESS RATES

We advise checking exact business rate amounts with the VOA.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

## ENQUIRIES

+44 (0)800 830 840

[leasing@thearchco.com](mailto:leasing@thearchco.com)

**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 November 2025.



**THEARCHCO.COM**