Bethnal Green 18 Victoria Park Square E2 9PF

Brand New Unique HQ Office Building In The Heart Of Bethnal Green With Outdoor Space

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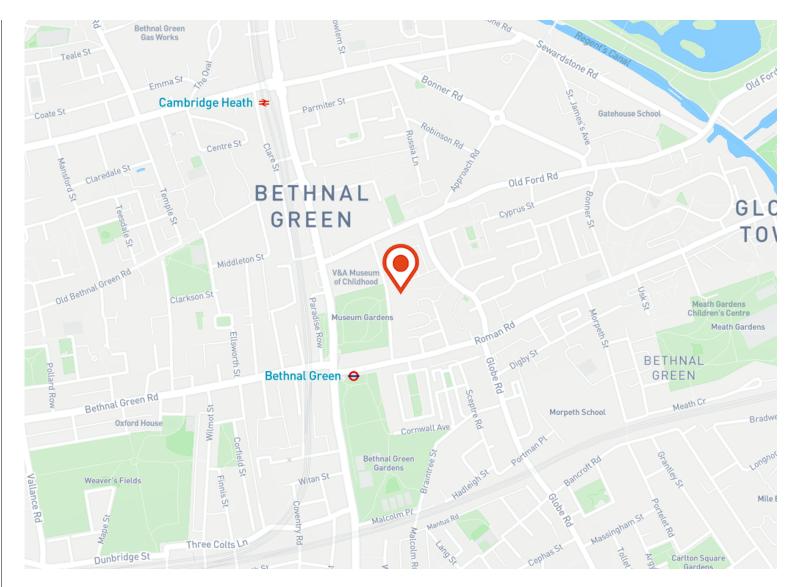
For Rent 170 to 8,113 ft ²

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Location

In recent years Bethnal Green has been the subject of a significant amount of inward investment from a wide range of developers, investors and owner occupiers looking to capitalise on its excellent location.

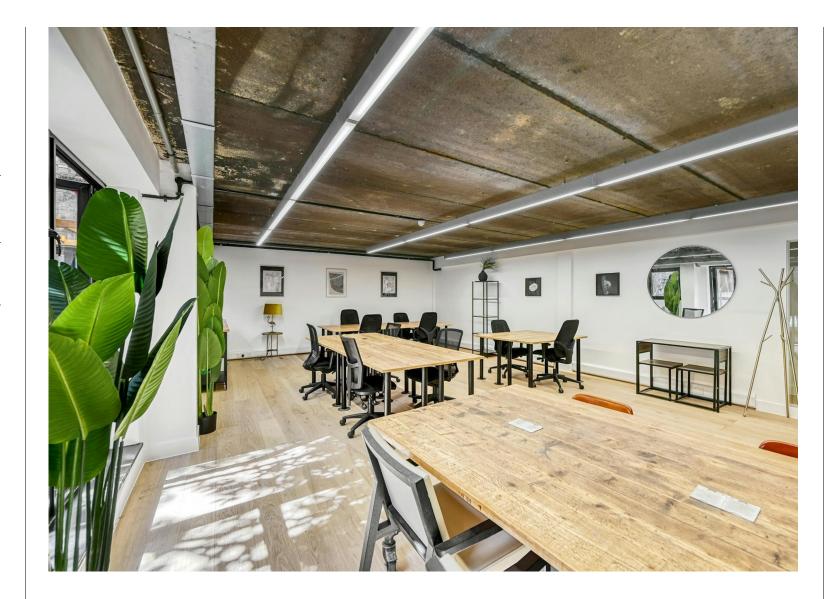
Strategically positioned in the heart of East London, Bethnal Green borders Shoreditch to the west, Hackney to the north and Whitechapel to the south.

Bethnal Green has become a popular location for many of the Tech, Media, Creative & Fashion sectors, who are looking to take advantage of Bethnal Green's close proximity to the City of London (1.9 miles to the south west), Old Street roundabout (1.6 miles to west) and Canary Wharf (2.6 miles to the south).

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Amenities

- Flexible terms available from 12 months upwards
- Fitted & unfitted units available
- Air-conditioning
- 3 x roof terraces and 4 x courtyards
- Shower facilities

Description

A prominent building with a Victorian aesthetic, 18 Victoria Park Square offers flexible office space for a range of occupiers.

The prominent corner property comprises a Victorian front building which is arranged over lower ground, ground and two upper levels with fantastic views overlooking Museum Gardens.

The front building connects to a larger 1960's building to the rear.

The property is arranged over two buildings and provides 11,615 sq ft (1,079 sq m) of office accommodation. The front building is an attractive Victorian building boasting many of its coveted original features.

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For Rent 170 to 8,113 ft² Content

View on Website

Landlord

Private

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Tenure

Leasehold

VAT The property is elected for VAT

EPC

A copy of the EPC is available upon request

Business Rates

Small Business Rates may apply - Interested parties are advised to make their own enquiries directly with the Local Authorities.

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Floor Areas & Outgoings

The accommodation comprises of the following:

Floor/Unit	Description	sq ft	Rent (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	Unit 19	233	£42.50	£10	£1,019.38	£12,232.50	Available
2nd	Unit 18	427	£42.50	£10	£1,868.13	£22,417.50	Available
lst	Unit 16 (Balcony)	592	£42.50	£10	£2,590	£31,080	Available
lst	Unit 15 (Balcony)	586	£42.50	£10	£2,563.75	£30,765	Available
lst	Unit 14 (Balcony)	427	£42.50	£10	£1,868.13	£22,417.50	Available
lst	Unit 13	210	£42.50	£10	£918.75	£11,025	Available
lst	Unit 12	138	£42.50	£10	£603.75	£7,245	Available
Ground	Unit 10 (Fully Fitted)	345	£42.50	£10	£1,509.38	£18,112.50	Available
Ground	Unit 8 (Courtyard)	663	£42.50	£10	£2,900.63	£34,807.50	Available
Ground	Unit 7 (Fully Fitted)	581	£42.50	£10	£2,541.88	£30,502.50	Available
Ground	Unit 6 (Courtyard)	838	£42.50	£10	£3,666.25	£43,995	Available
Ground	Unit 5 (Courtyard)	461	£42.50	£10	£2,016.88	£24,202.50	Let

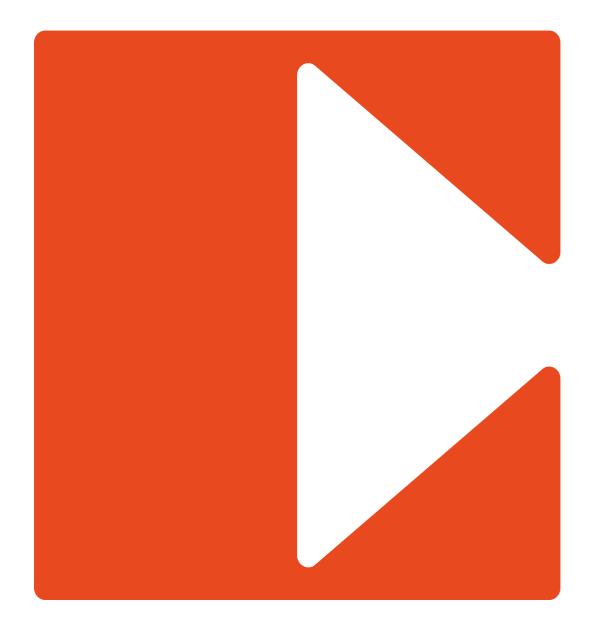
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Joshua Miller jm@compton.london 07917 725 365

Shaun Simons ss@compton.london 07788 423131

Samantha-Jo Roberts sr@compton.london 07704343032



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