



**STIRLING  
ACKROYD**

**TO LET**

**45 Vyner Street,  
London, E2 9DQ**

**4,233 sq ft**

**Amazing warehouse  
space overlooking the  
canal**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Comprising the entire second floor of an authentic warehouse building fronting the canal, with great ceiling height and an abundance of natural light, the premises can be completely open plan if required.

Currently arranged as three studios, each space having meeting areas and open plan desking.

The spaces would be suitable for creative and light industrial occupiers who may benefit from the goods lift and parking on site.

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## Location

The building is situated on the north side of Vyner Street. Start-ups are located in the area, alongside some of the most upcoming names in tech, media and other creative business including; Vynewood Studio and Wild Island Films. The area is well served with an abundance of coffee shops, bars and restaurants including; Workshop Coffee and The Hive.

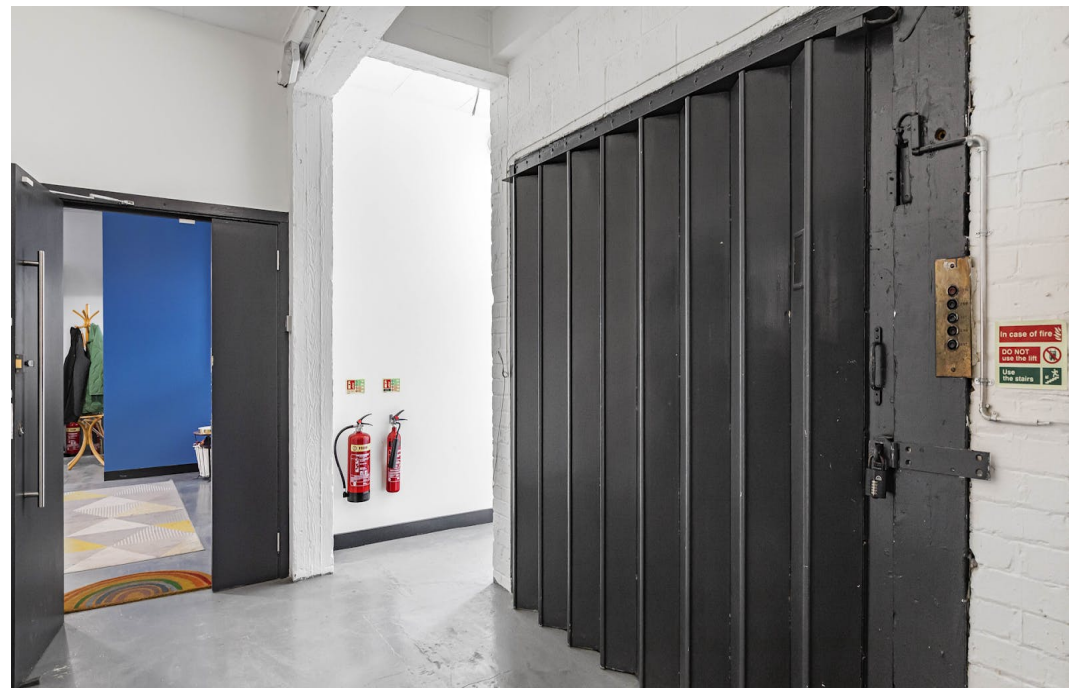
Cambridge Heath (Overground Line), London Fields (Overground line) and Bethnal Green (Central line) are all within close proximity.

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## Key points

- Total space - 4,233 square feet
- Canal views
- Excellent natural light
- The area is well served with coffee shops, bars and restaurants
- Good floor to ceiling height
- Potential to create open plan floors
- 24-hour access
- Cambridge Heath, London Fields and Bethnal Green Stations all close by





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## Accommodation

Name	sq ft	sq m	Availability
2nd	4,233	393.26	Available

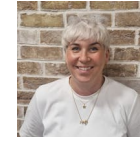
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## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£11.12 per sq ft
Service Charge	On application
VAT	On application
EPC	D (86)

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## Viewing & Further Information



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