



STIRLING
ACKROYD

TO LET

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

484 sq ft

**Amazing warehouse
spaces overlooking the
canal**



VIDEO TOUR

stirlingackroyd.com



Description

A range of studios available in an authentic East London warehouse. 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, and also a smaller 450 sq ft studio on the first floor.

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

Location

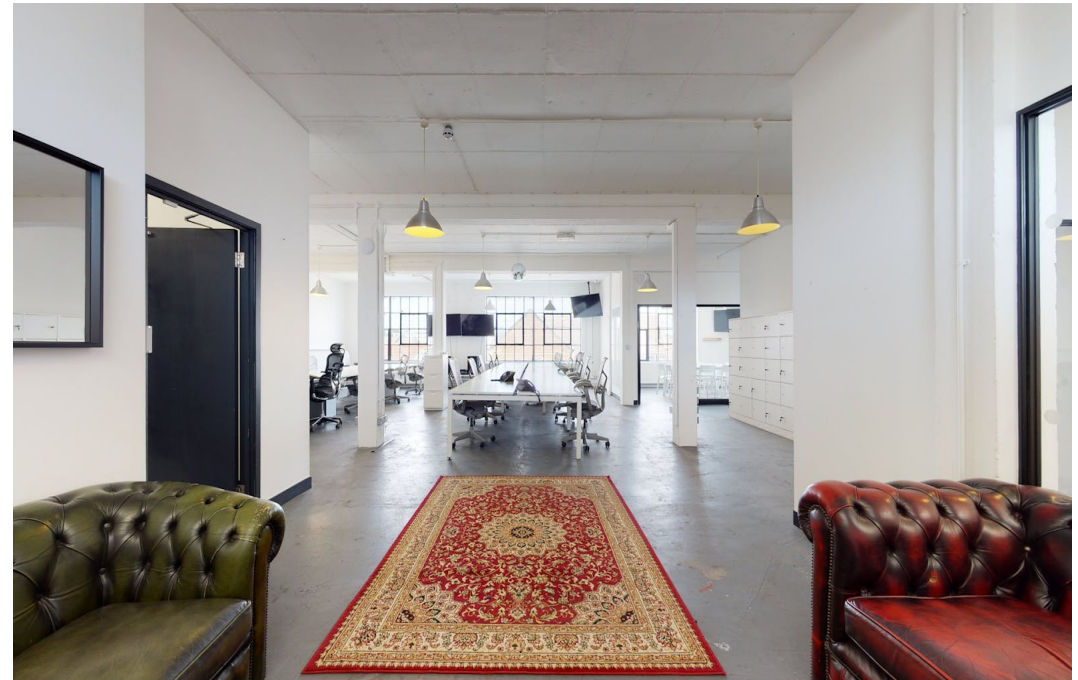
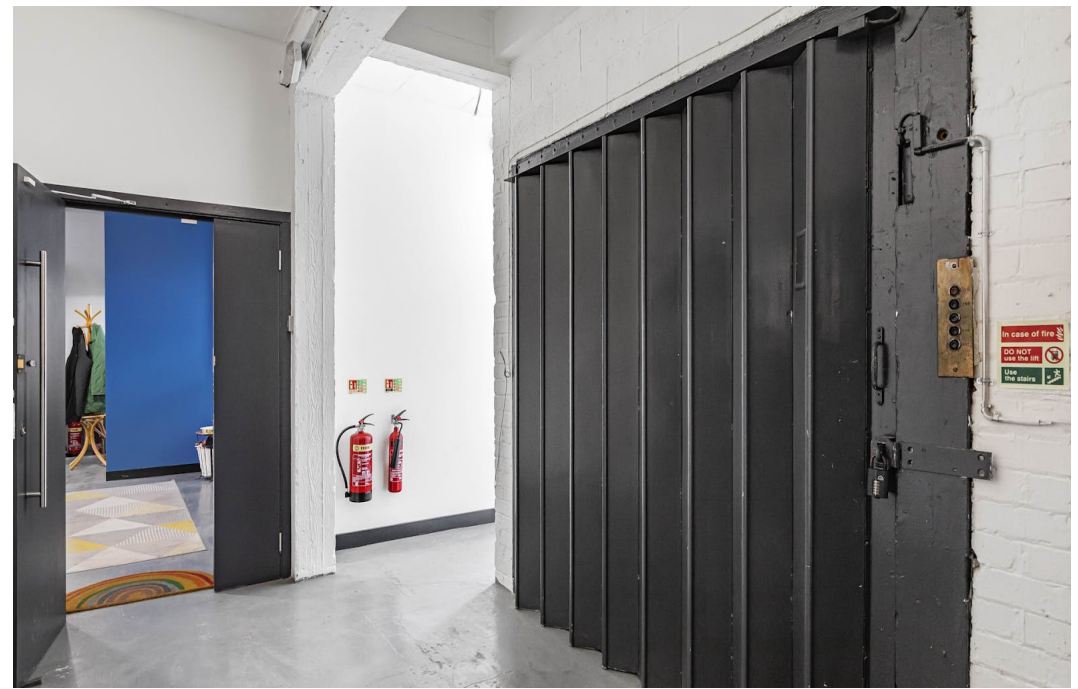
The building is situated on the north side of Vyner Street. Start-ups are located in the area, alongside some of the most upcoming names in tech, media and other creative business including; Vynewood Studio and Wild Island Films. The area is well served with an abundance of coffee shops, bars and restaurants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

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

Key points

- Canal views
- Excellent natural light
- Good floor to ceiling height
- 24-hour access
- Cambridge Heath, London Fields and Bethnal Green Stations all close by





Accommodation

Name	sq ft	sq m	Availability
2nd - 2C	538	49.98	Under Offer
2nd - 2B	1,377	127.93	Under Offer
2nd - 2A	1,517	140.93	Under Offer
1st - Room 2	484	44.97	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£29 per sq ft
Rates	£11.12 per sq ft
Service Charge	£3.50 per sq ft
VAT	On application
EPC	D (86)

Viewing & Further Information



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