

18 VICTORIA PARK SQUARE

BETHNAL GREEN, E2 9PF

FOREST
REAL ESTATE

TO LET

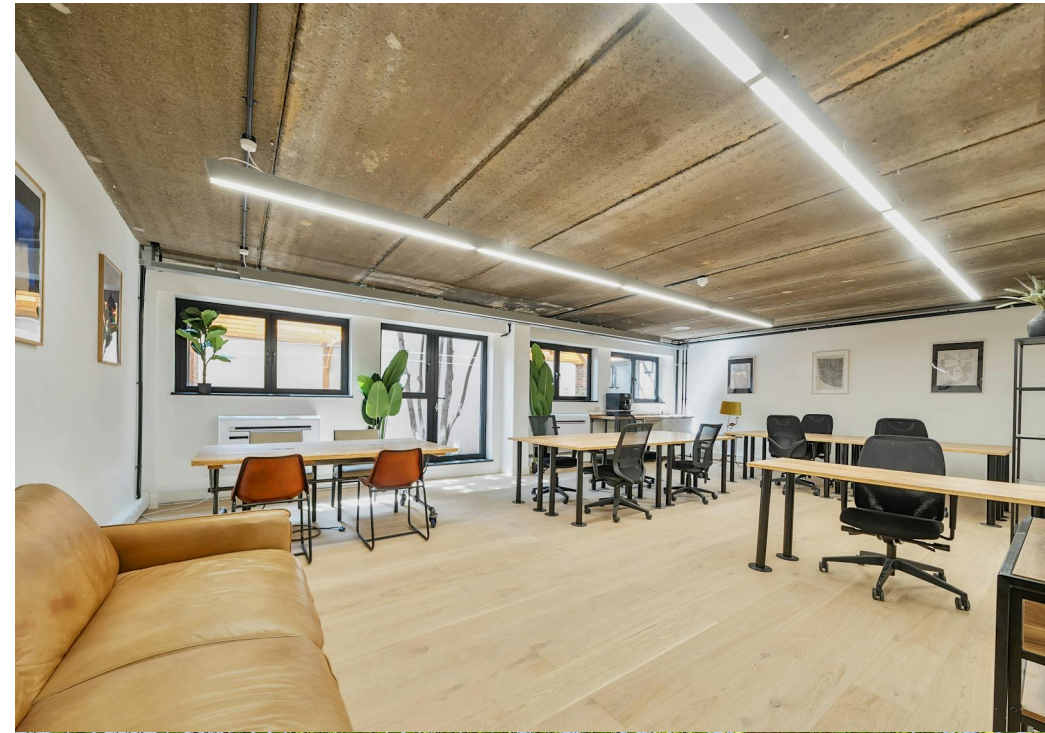
160 TO 2,000 SQ FT

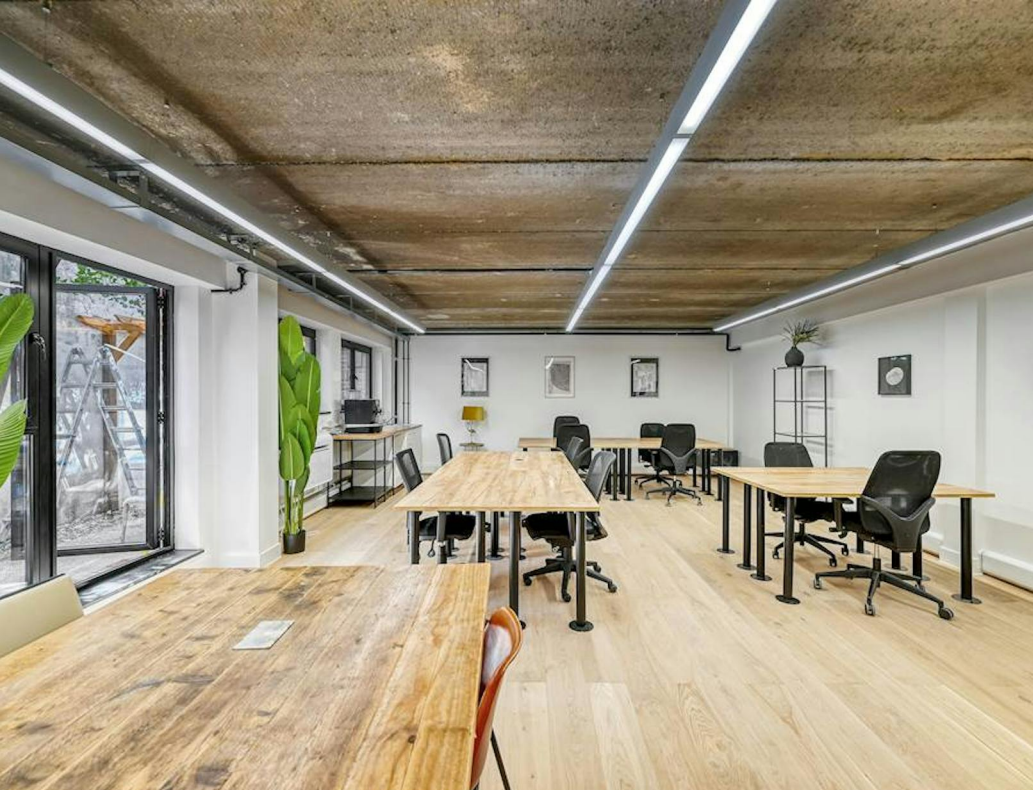
New High-Quality Office/Leisure Building Centrally Located In Bethnal Green With Private Communal Gardens

Key Features

- Newly Renovated Throughout
- Air Conditioning
- Suites Can Be Combined To Create Larger Office Spaces
- Open Plan
- Landscaped Communal Gardens
- Shower Facilities
- On Site Parking
- Excellent Natural Light
- Industrial Style Features
- Directly Opposite The Green Open Space Of Museum Gardens
- Few Minutes Walk From Bethnal Green Station (Central Line)
- Available Now

18 Victoria Park Square
Bethnal Green, E2 9PF





Description

Situated at the distinguished address of 18 Victoria Park Square, this striking Victorian-style property presents an exceptional opportunity for a headquarters office.

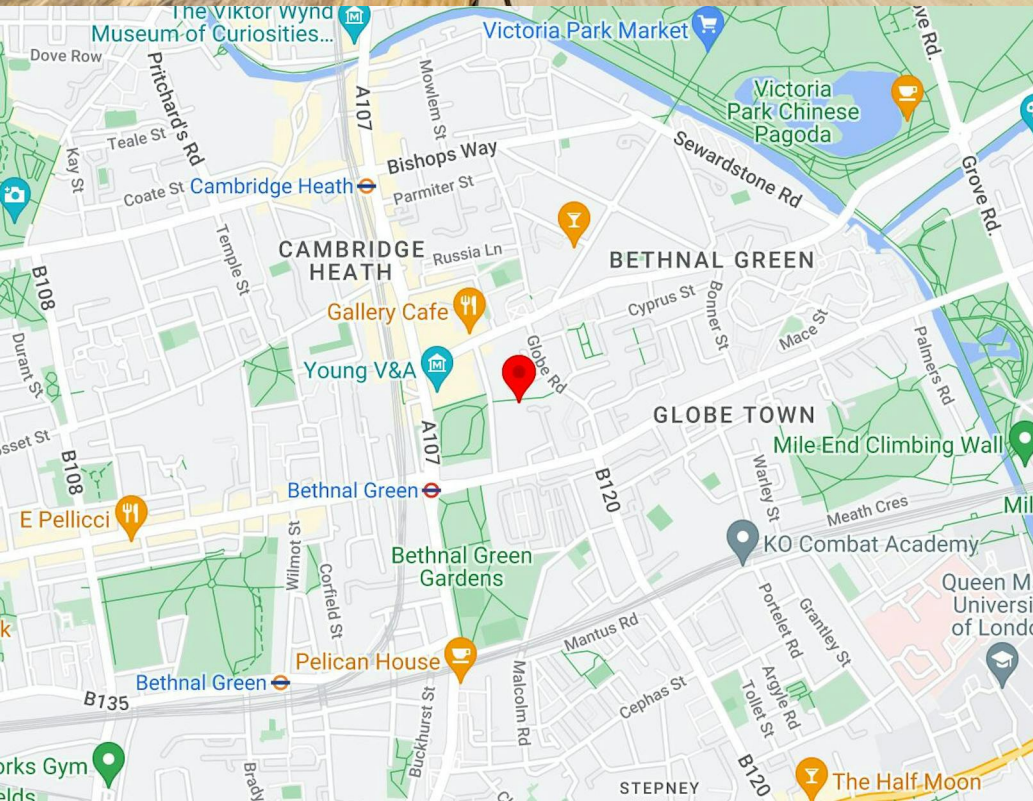
Commanding attention with its Victorian façade, the corner property comprises a front building spanning lower ground, ground, and two upper levels, offering captivating views of Museum Gardens. Linked to a larger 1960s building at the rear, the combined property provides a total of 8,607 ft² of office space. The front building, adorned with sought-after original features, exudes timeless charm and character.

Location

Bethnal Green has attracted a significant amount of inward investment from a wide range of developers, investors, and owner-occupiers keen to capitalise on its excellent location.

Situated strategically in the heart of East London, Bethnal Green borders Shoreditch to the west, Hackney to the north, and Whitechapel to the south. It has become a popular destination for many sectors including Tech, Media, Creative, and Fashion, all seeking to benefit from its proximity to key areas such as the City of London (1.9 miles to the southwest), Old Street roundabout (1.6 miles to the west), and Canary Wharf (2.6 miles to the south).

The area is served by several Underground and Overground stations, including Bethnal Green Underground Station (Central Line) located within 250 meters and offers swift connections to the West End and City. Additionally, nearby Cambridge Heath and Bethnal Green Overground stations provide convenient access to various parts of London, including Stratford and East London.





Availability

Name	sq ft	sq m	Rent	Total year	Availability
Lower Ground - 1	160	14.86	£9,600 /annum	£9,600	Let
Lower Ground - 2	142	13.19	£9,600 /annum	£9,600	Available
Lower Ground - 3	360	33.45	£15,000 /annum	£15,000	Available
Ground - 4	225	20.90	£12,000 /annum	£12,000	Let
Ground - 5	461	42.83	£18,209.50 /annum	£18,209.50	Let
Ground - 6	837	77.76	£33,061.50 /annum	£33,061.50	Available
Ground - 7	581	53.98	£22,949.50 /annum	£22,949.50	Available
Ground - 8	662	61.50	£26,149 /annum	£26,149	Available
Ground - 9	415	38.55	£16,392.50 /annum	£16,392.50	Available
Ground - 10	344	31.96	£13,588 /annum	£13,588	Available
1st - 11	1,035	96.15	£17,000 /annum	£17,000	Let
1st - 12	138	12.82	£7,500 /annum	£7,500	Let
1st - 13	427	39.67	£16,866.50 /annum	£16,866.50	Let
1st - 14	585	54.35	£23,107.50 /annum	£23,107.50	Let
1st - 15	592	55	£23,384 /annum	£23,384	Available
1st - 16	429	39.86	£16,945.50 /annum	£16,945.50	Available
1st - 17	427	39.67	£16,866.50 /annum	£16,866.50	Let
2nd - 18	427	39.67	£16,866.50 /annum	£16,866.50	Available
2nd - 19	757	70.33	£29,901.50 /annum	£29,901.50	Available
2nd - 20	397	36.88	£15,681.50 /annum	£15,681.50	Available

Contact

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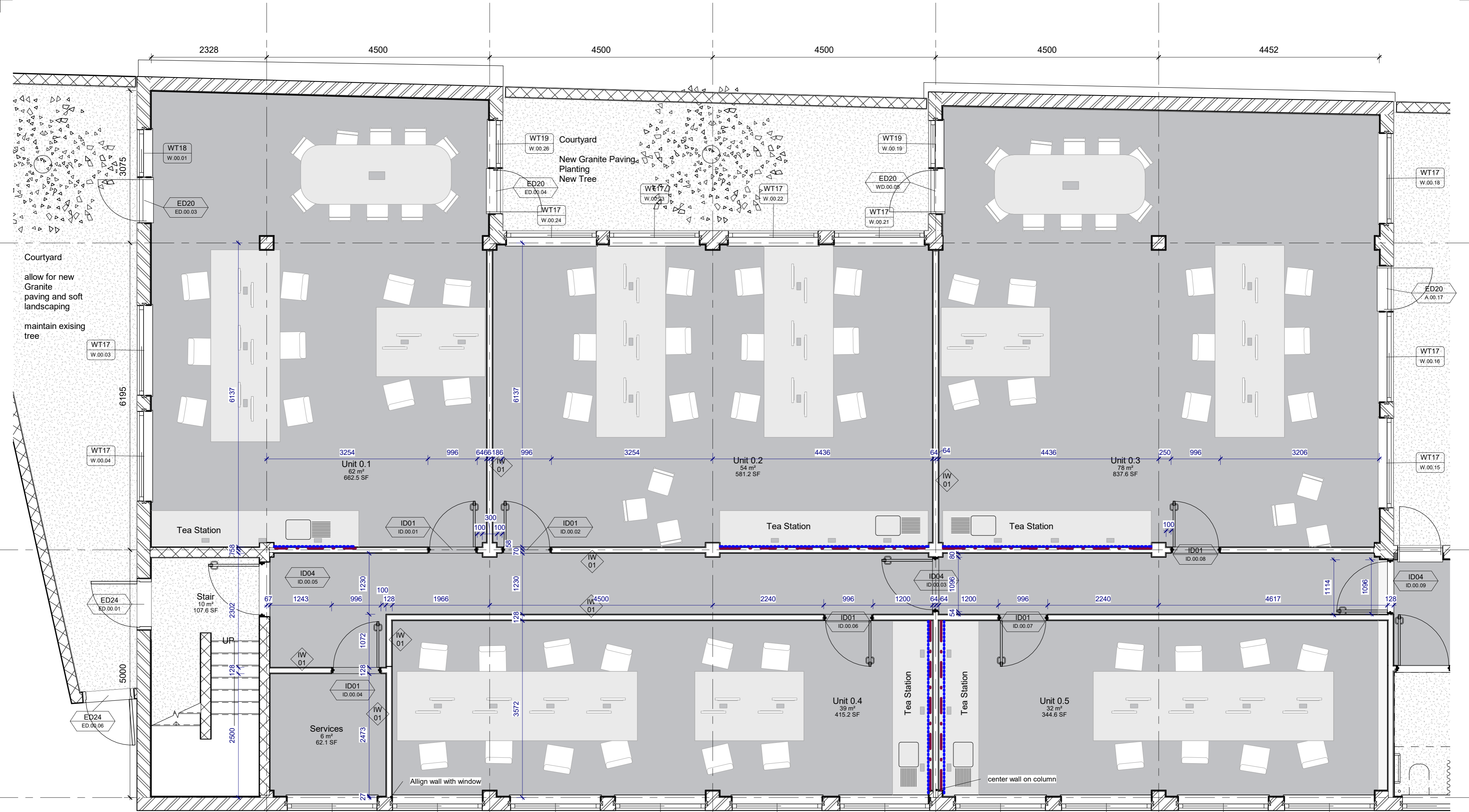
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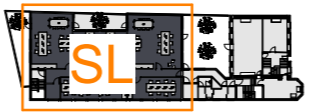


1 Ground Floor_SL GA
1 : 50



C1 Issued for Construction 15.06.2023 ML

Project No: 024
Last Issued: 15.06.2023



18 Victoria Park Square
Ground Floor SL GA

SUGAR LOAF WALK

- LEGEND:**
To be printed in colour
- Kitchen noggins.
WPM plywood noggins strips from 600mm to 900mm and 1500mm and 2100mm above FFL to all inner faces of kitchen partitions.
 - Bathroom noggins.
12mm WPM plywood noggins strips from 300mm to 1500mm above FFL to all inner faces of bathroom / WC partitions.
 - . - . Moisture resistant board. Knauf moisture shield or similar approved to replace plasterboard lining on face shown. Typically in wet areas to take paint finish.
 - . - . Cementitious board. Knauf Aquapanel or similar approved. To replace Plasterboard lining. In bathrooms areas to receive tiles.

As indicated @A2
024-BL-1010_C1

Original drawing is A2. Do not scale from this drawing.

boehm
-lynas

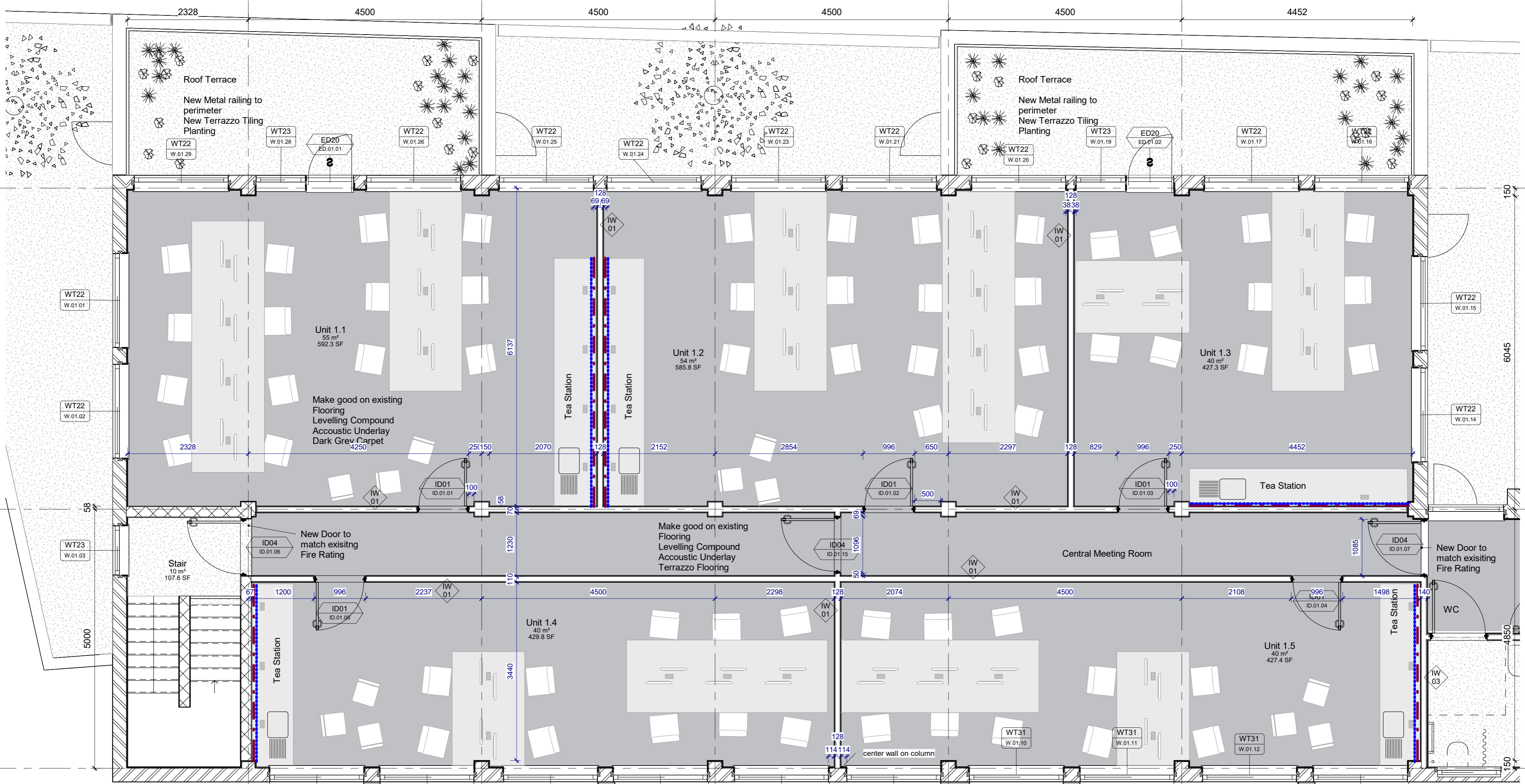
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2

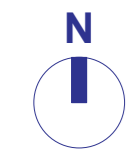
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4

5



1 1st Floor_SL GA
1:50



C1 Issued for Construction 15.06.2023 ML

Project No: 024
Last Issued: 15.06.2023



18 Victoria Park Square
First Floor SL GA

LEGEND:
To be printed in colour

- Kitchen noggins. WPM plywood noggins strips from 600mm to 900mm and 1500mm and 2100mm above FFL to all inner faces of kitchen partitions.
- Bathroom noggins. 12mm WPM plywood noggins strips from 300mm to 1500mm above FFL to all inner faces of bathroom / WC partitions.
- Moisture resistant board. Knauf moisture shield or similar approved to replace plasterboard lining on face shown. Typically in wet areas to take paint finish.
- Cementitious board. Knauf Aquapanel or similar approved. To replace Plasterboard lining. In bathrooms areas to receive tiles.

As indicated @A2
024-BL-1013_C1

Original drawing is A2. Do not scale from this drawing.

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-lynas