

# 67 Vyner Street, Hackney, London, E2 9DQ

## **TO LET**

**Class E Retail / Leisure / Office**

**2,113 sq ft / 196.3 sq m**

**£60,000 per annum**

# Incredibly unique, self-contained warehouse building positioned on the canal with a private terrace



- Creative warehouse style
- Positioned on the canal with a private terrace
- Self-contained
- Suitable for office, retail, food and leisure
- Character features
- Great loading opportunities
- Good floor to ceiling heights

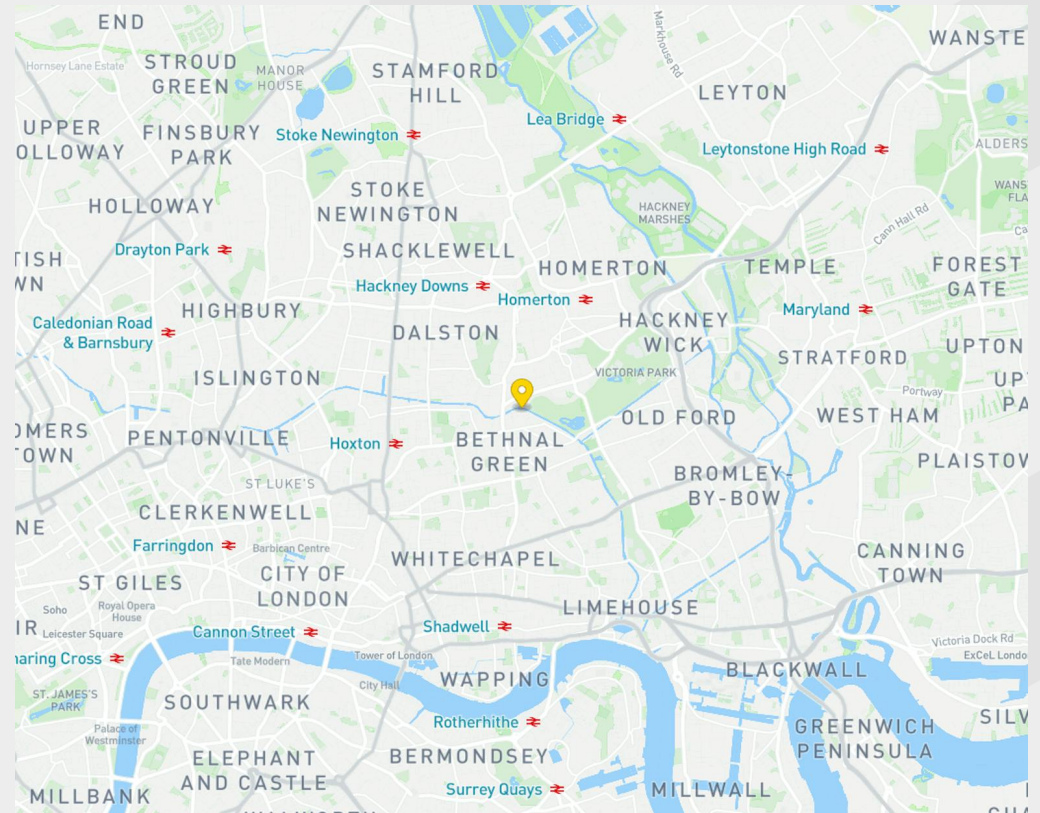


## Description

A ground floor warehouse style unit fronting Vyner Street providing good access and loading capabilities through large secure double doors. The rear of the unit hosts a northwards facing small balcony style seating area which backs onto Regents Canal producing beautiful views. The unit currently consists of three large studio rooms, WCs, kitchen facilities with a generous reception room to the front. With strong floor to ceiling heights the unit also has the potential to create an entirely open plan layout.

## Location

Located on Vyner Street, close to its junction with Wadeson Street, just off the A107 and around 1 mile away from the A10. The property is well served by public transport with the nearest Overground station (Cambridge Heath) being 0.3 miles away, and the nearest tube station (Bethnal Green) being 0.6 miles away. The area is also well served by numerous bus routes.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	2,113	196.30	£60,000 /annum	£15,719 /annum	£2,451 /annum	£6,514.17	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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