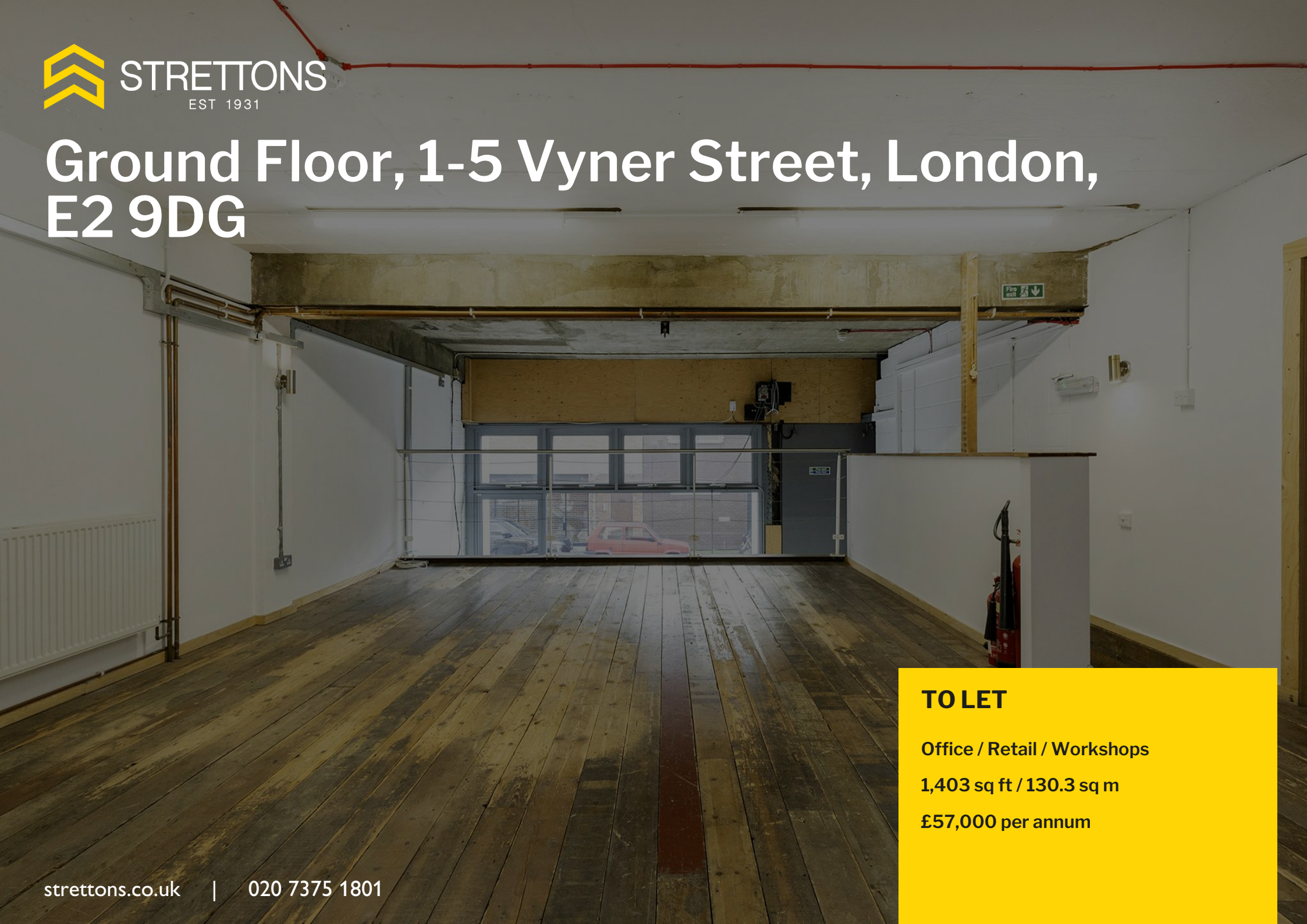


# Ground Floor, 1-5 Vyner Street, London, E2 9DG



## **TO LET**

Office / Retail / Workshops

1,403 sq ft / 130.3 sq m

£57,000 per annum



# Creative Commercial Workspace With a Prime Vyner Street/ Cambridge Heath Location



- Prime Vyner Street/ Cambridge Heath location
- First Floor (648 sqft) also available to let individually or together
- Creative commercial workspace
- Frontage onto street level with double height entrance
- Open plan configuration over ground and mezzanine
- Impressive views over the canal
- Excellent natural light



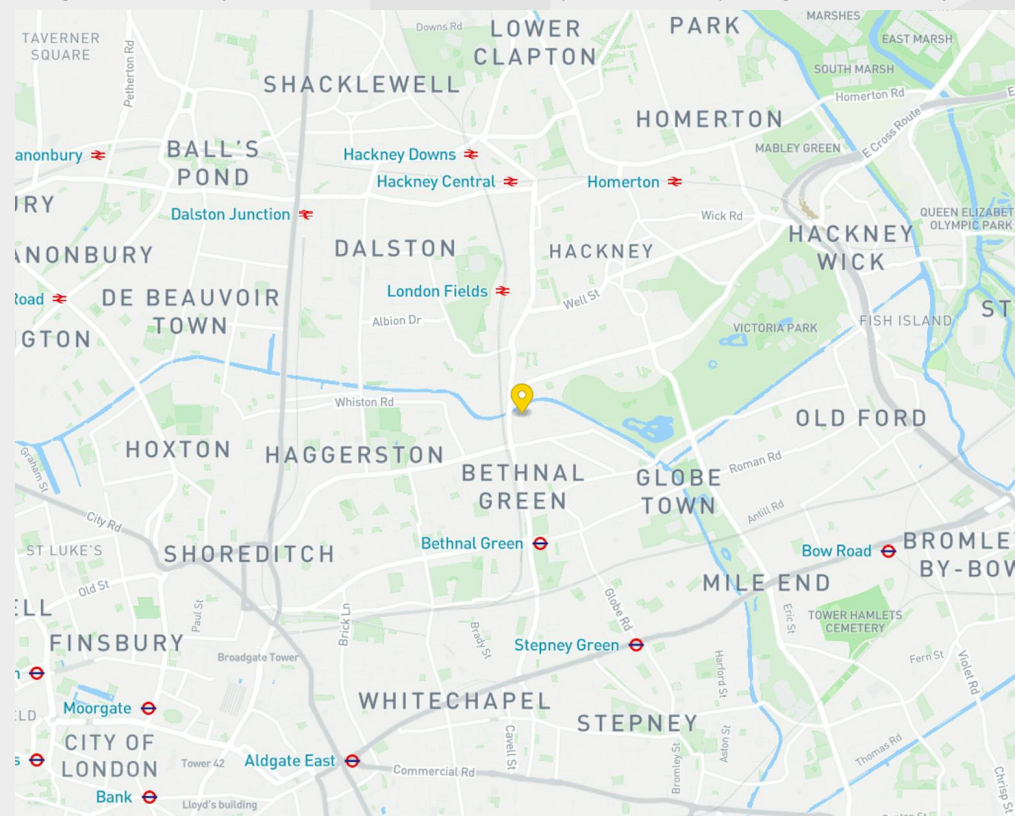


## Description

The ground floor benefits from two entrances and an impressive double height frontage onto street level. The unit provides an entirely private, open plan configuration over ground and mezzanine and would suit a range of creative operators. The first floor unit provides an open plan layout with impressive levels of natural light and impressive views over the canal. All prices quoted are inclusive of Rent, Business Rates and Service Charge. The first floor (648 sqft) is also available for £27,500 per annum and can be let individually or together.

## Location

Situated just off Cambridge Heath Road, Vyner Street is a long sought after destination, home to a host of creative, fashion and design occupiers. The property backs onto the charming Regents Canal and offers immediate access to popular amenities including Yeast Bakery, Cafe Cecilia, Bistrottheque and a short walk to Mare Street Market. 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.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Availability
Ground	1,403	130.34	£57,000 /annum - Rates & Service Charge Included	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

[View on Website](#)

[Floor Plans](#)

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