



**STIRLING  
ACKROYD**

**TO LET**

**1-5 Vyner Street,  
London, E2 9DG**

**648 sq ft**

**648 square foot office  
space in the heart of  
Cambridge Heath**



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## Description

Bright open plan office to let, benefits from dual aspect windows providing excellent natural light and good floor to ceiling height. The converted industrial building is located on the popular Vyner Street, close to its junction with Mare Street. The unit would be ideal for a number of occupiers including office / studio.

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## Location

This busy mixed-used area is occupied by many thriving businesses and is well served by shops, amenities, eateries and bars. The unit is located within walking distance to Victoria Park, Broadway Market and the famous Columbia Road. The property can be easily reached from Cambridge Heath Overground Station being only a three minute walk and Bethnal Green Tube Station is also within easy walking distance.

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## Key points

- Total space - 648 square feet
- Open plan
- Excellent natural light
- Good floor to ceiling height
- Canal views
- Kitchenette
- Flexible lease





## Accommodation

Name	sq ft	sq m	Tenure	Availability
2nd - Part second	648	60.20	To Let	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£11 per sq ft Estimate
Service Charge	£5 per sq ft Estimate
VAT	On application
EPC	C (75)

## Viewing & Further Information



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