



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**

stirlingackroyd.com



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.

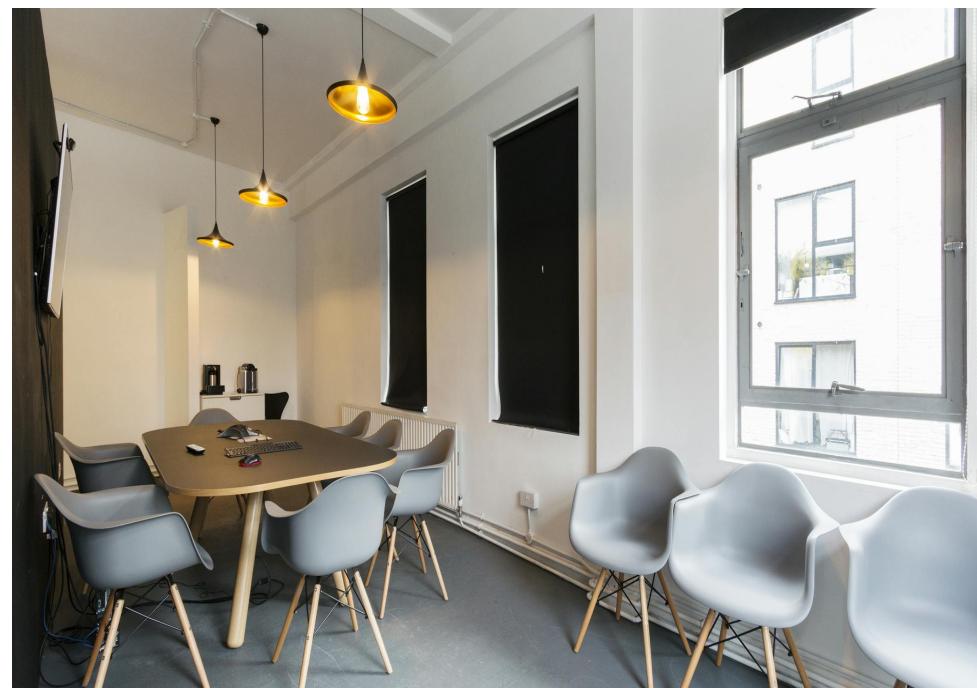
Location

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.



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 | £26,250 per annum Rent inclusive of Business Rates, Service Charge, Utilities and Cleaning |
| 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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