

1-5 Vyner Street

E2 9DG

**3,000 sq st – Open plan
canal side office to let**

3,000 sq ft
(278.71 sq m)

- Open plan
- Excellent natural light
- Good floor to ceiling height
- Canal views
- Low business rates
- Meeting room

1-5 Vyner Street, London, E2 9DG

Description

Bright open plan office to let, benefit from excellent natural light and good floor to ceiling height. The unit benefits from views of the Regents Canal in this converted industrial building located on the popular Vyner St, close to its junction with Mare St.

Location

This busy mixed-used area is occupied by many thriving businesses and is well served by shops, amenities, eateries and bars. The property can be easily reached from Cambridge Heath Overground station being only a 3 minute walk and Bethnal Green Tube station is also within easy walking distance.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
2nd - Part second	3,000	278.71	To let	Available
Total	3,000	278.71		

Specification

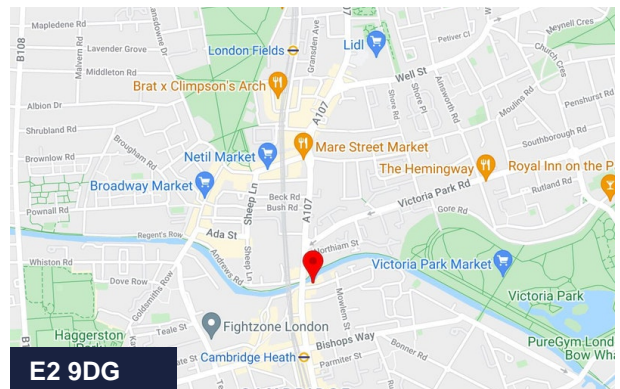
- Open Plan
- Excellent natural light
- Flexible lease
- Kitchenette
- Meeting room

Viewings

Via Stirling Ackroyd

Terms

Offered on a new lease for a term up to 5 years subject to a rolling 6 month mutual break clause



Summary

Available Size	3,000 sq ft
Rent	£70,000 per annum
Business Rates	Included in service charge
Service Charge	£36,000 per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



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