



**TO LET**

**45 Vyner Street,  
London, E2 9DQ**

**4,233 sq ft**

**Amazing warehouse  
spaces overlooking the  
canal**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



---

## Description

A range of studios available in an authentic East London warehouse. Comprising the entire second floor of an authentic warehouse building fronting the canal, with great ceiling height and an abundance of natural light, the premises can be completely open plan if required, and also a smaller 450 sq ft studio on the first floor.

The spaces would be suitable for creative and light industrial occupiers who may benefit from the goods lift and parking on site.

---

## Location

The building is situated on the north side of Vyner Street. Start-ups are located in the area, alongside some of the most upcoming names in tech, media and other creative business including; Vynewood Studio and Wild Island Films. The area is well served with an abundance of coffee shops, bars and restaurants including; Workshop Coffee and The Hive.

Cambridge Heath (Overground Line), London Fields (Overground line) and Bethnal Green (Central line) are all within close proximity.

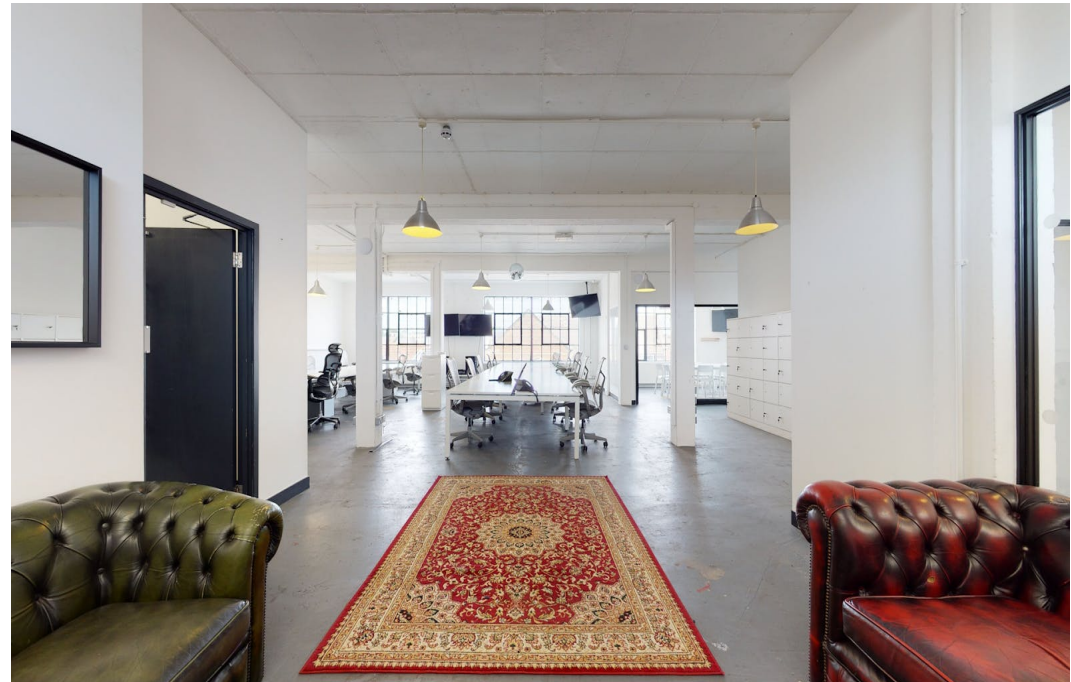
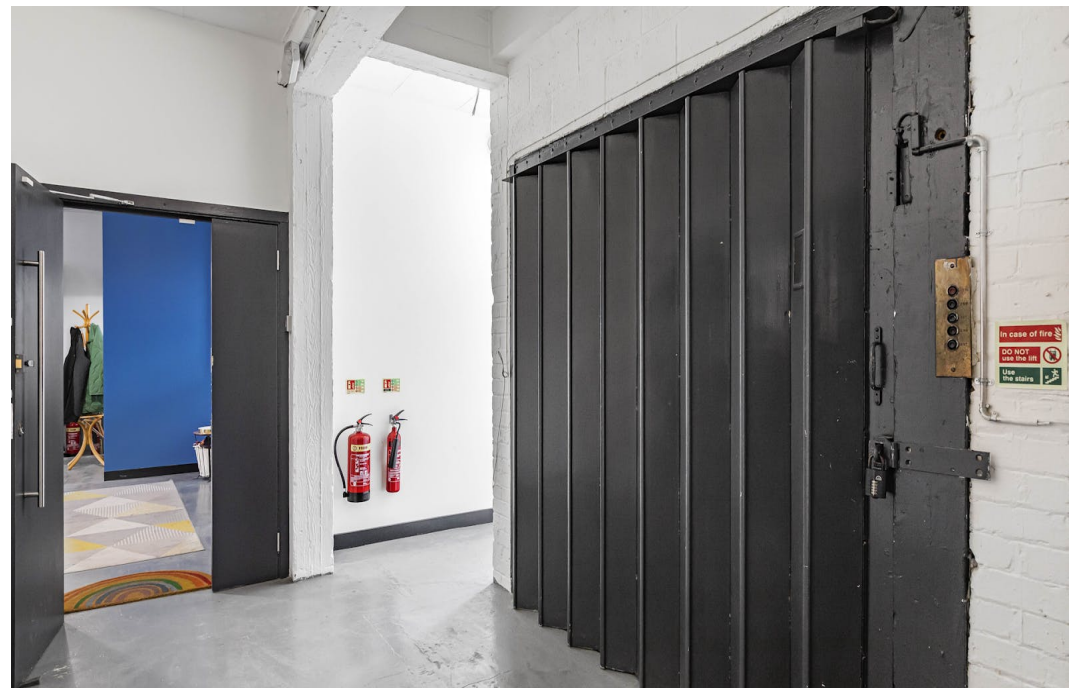
---

## Key points

- Entire floor of 4233 sq ft
- Canal views
- Excellent natural light
- Good floor to ceiling height
- 24-hour access
- Cambridge Heath, London Fields and Bethnal Green Stations all close by







---

## Accommodation

Name	sq ft	sq m	Availability
2nd	4,233	393.26	Available

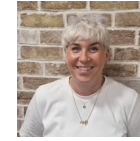
---

## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£11.12 per sq ft
Service Charge	On application
VAT	On application
EPC	D (86)

---

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 11/07/2024