

**BRAND NEW  
COMMERCIAL UNITS  
AVAILABLE TO RENT IN  
BETHNAL GREEN**

**VICTORIA PARK SQUARE  
E2**

**225 – 8,607 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## DESCRIPTION

18 Victoria Park Square comprises of a Victorian front building arranged over lower ground, ground and three upper levels with fantastic views overlooking the Museum Gardens. The building presents as an opportunity to rent any number of commercial units, which would be of strong interest to a range of creative occupiers.

## NEWLY REFURBISHED WAREHOUSE STYLE OFFICE SPACE



## AMENITIES



WAREHOUSE STYLE  
FEATURES



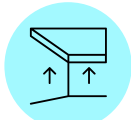
EXCELLENT  
TRANSPORT LINKS



PRIME LOCATION



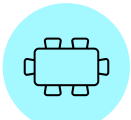
SELF-CONTAINED



GREAT CEILING HEIGHTS



COURTYARD



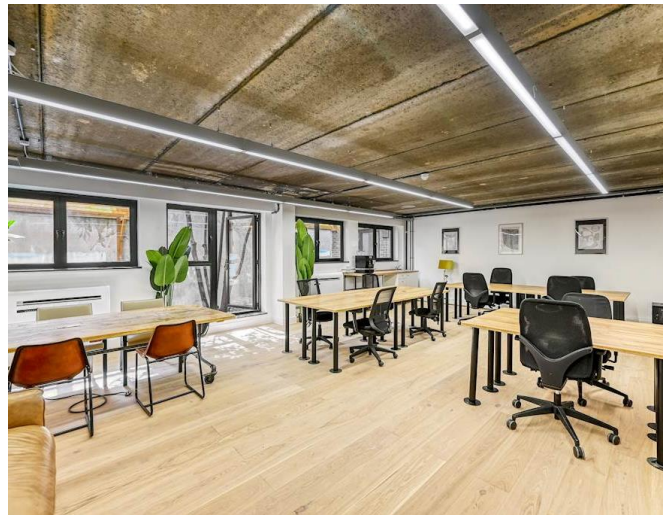
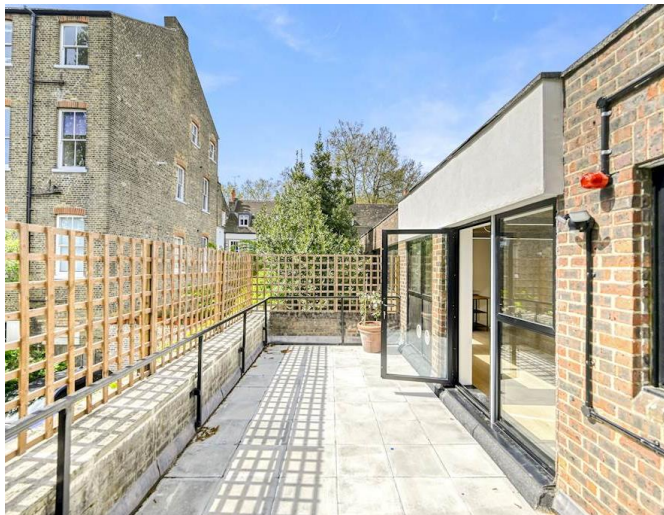
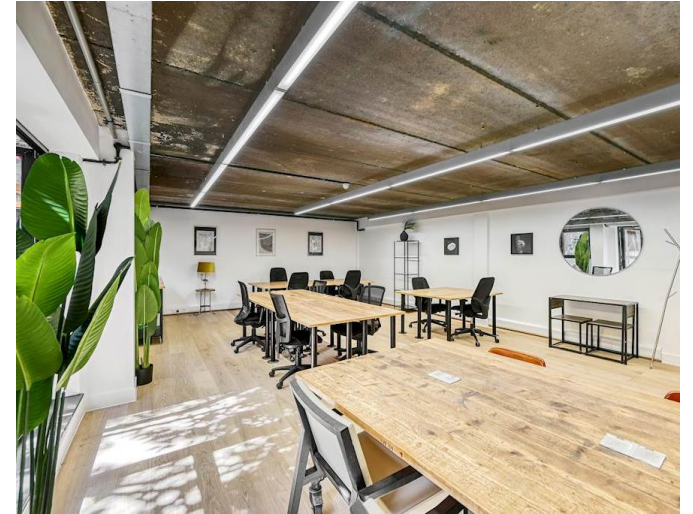
MEETING ROOMS



KITCHENETTE



E CLASS USE



## TRANSPORT

Bethnal Green- 3 mins



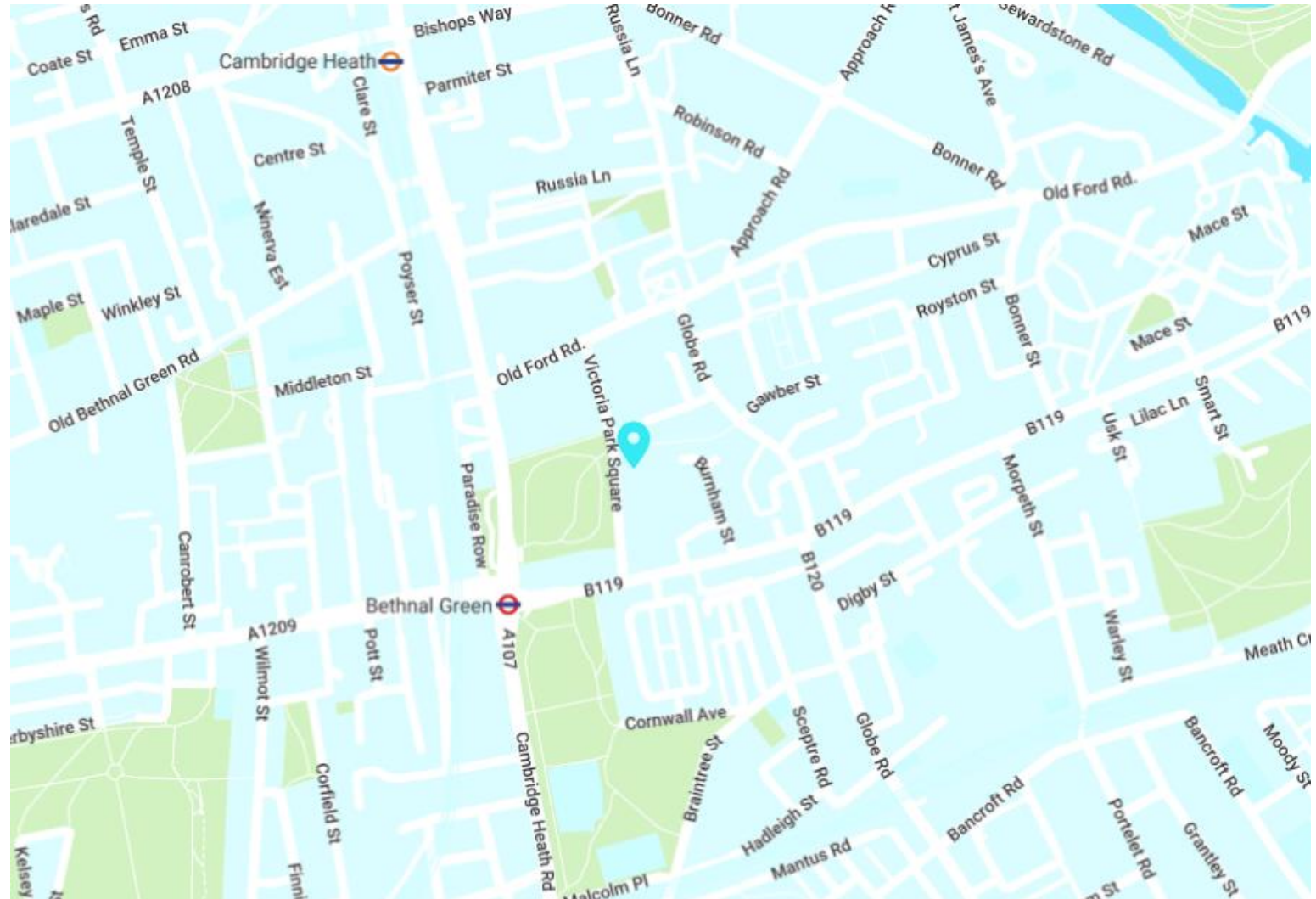
Cambridge Heath- 6 mins



## AREA

The property is situated in the heart of Bethnal Green, an area that has become synonymous with occupiers from a variety of tech, media, creative and fashion sectors.

The building holds a prominent position on Victoria Park Square, with fantastic views overlooking the Museum Gardens.



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PA)	RATES( PSF)	SERVICE CHARGE ( PSF)
Unit 2	824	Available	£35,037	TBC	TBC
Unit 4	225	Available	£9,597	TBC	TBC
Unit 5	461	Available	£19,597	TBC	TBC
Unit 6	837	Available	£35,598	TBC	TBC
Unit 7	581	Available	£24,701	TBC	TBC
Unit 8	662	Available	£28,156	TBC	TBC
Unit 9	415	Available	£17,646	TBC	TBC
Unit 10	344	Available	£14,646	TBC	TBC
Unit 11	1,035	Available	£43,992	TBC	TBC
Unit 13	427	Available	£18,160	TBC	TBC
Unit 14	586	Available	£24,897	TBC	TBC
Unit 15	592	Available	£25,173	TBC	TBC
Unit 16	430	Available	£18,267	TBC	TBC
Unit 17	427	Available	£18,165	TBC	TBC
Unit 19	757	Available	£32,173	TBC	TBC

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## LEASE

A new lease to be contracted outside the Landlord and Tenant Act

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## TIMING

Available June 2024

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## CONTENT

View on our website

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## RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

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## VAT

VAT is applicable.

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## VIEWINGS VIA SOLE JOINT AGENTS

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