

BELCOR

CITY FRINGE REAL ESTATE

**EXPANSIVE &
CREATIVE
COMMERCIAL SPACE**

**OVAL SPACE
29-32 THE OVAL
CAMBRIDGE HEATH
E2**


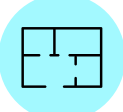






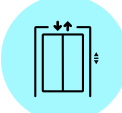
6,286-7,086 SQ FT



DESCRIPTION

Offering a fully self-contained truly unique commercial space, benefitting from 8m valuated ceiling, 2,000 sq ft private terrace, polished concrete floors and excellent natural light. This industrial style commercial space will be of strong interest to a variety of occupiers including creative offices, leisure, gym, photography/film and showrooms.

AMENITIES

-  EXCELLENT NATURAL LIGHT
-  OPEN PLAN
-  EXCELLENT TRANSPORT LINKS
-  E CLASS USE
-  INDUSTRIAL STYLE
-  PRIVATE TERRACE
-  FIBRE OPTIC
-  WAREHOUSE STYLE FEATURES
-  LIFT

UNIQUE COMMERCIAL SPACE WITH 8M VAULTED CEILING AND LARGE TERRACE



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OVAL SPACE
CAMBRIDGE HEATH E2



TRANSPORT

Cambridge Heath- 5 mins



Bethnal Green - 12 mins



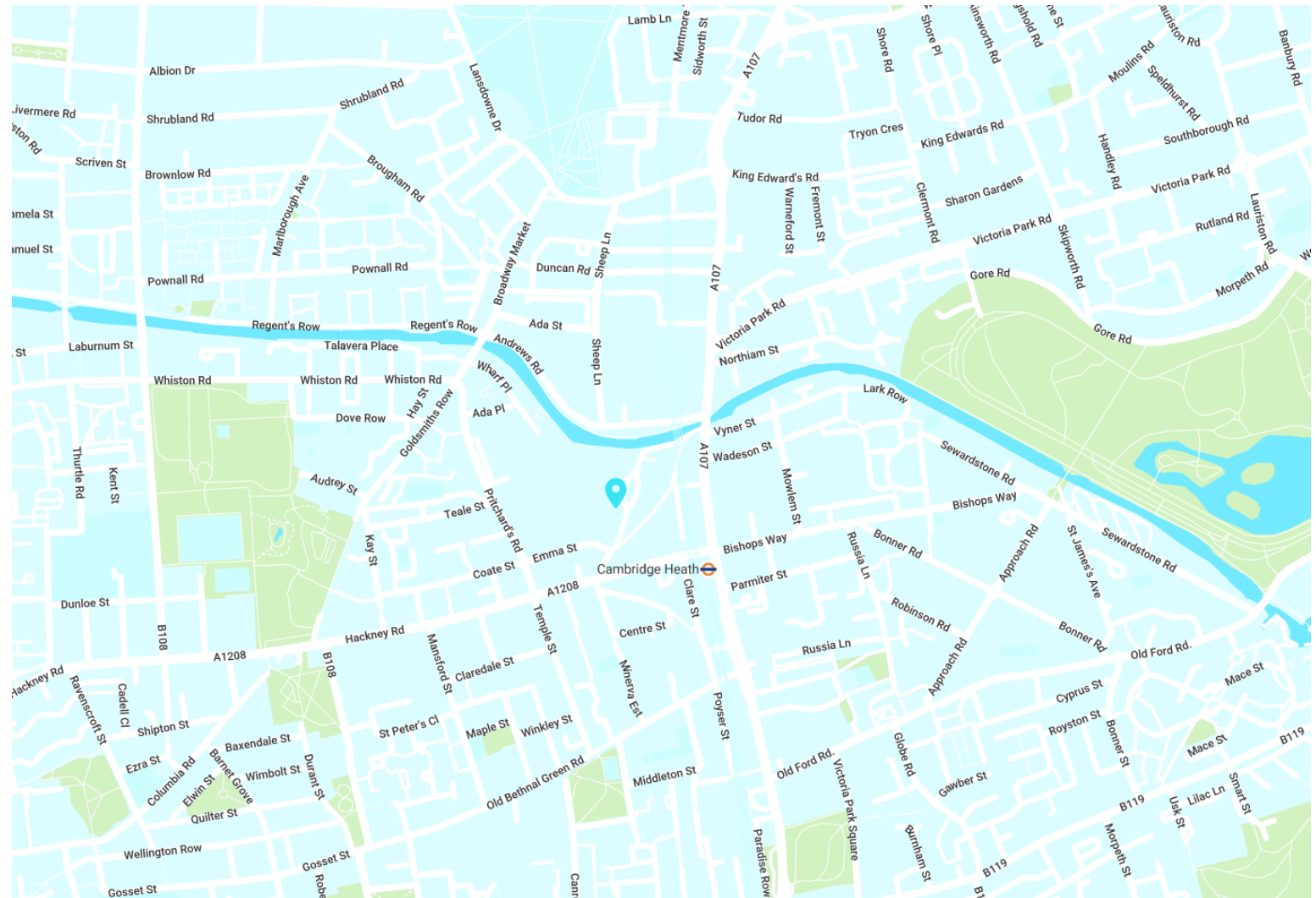
London Fields- 15 mins



AREA

Situated on The Oval, just off Hackney Road, the property is very well connected being within short walking distance from Cambridge Heath Road and Bethnal Green Road underground Station. The building is surrounded by a number of popular retailers and hoteliers including Mama Shelter, Vagabond and a number of trendy independents.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	circa 800					
First Floor	5,982					
Mezzanine	304					
Total	7,086	Available	£32.50	£8.00	Nil	£23,915

*The first floor/mezzanine can be taken in isolation

LEASE

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

TIMING

Available immediately.

CONTENT

View on our website



LEGAL COSTS

Each party to bear their own costs

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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