

TO LET

Offices / Studio / Gallery / Workshop
Overlooking Regent's Canal

1,080 SQ FT – Ground Floor
4,180 SQ FT – Entire 1st Floor
1,700 SQ FT – Part 2nd Floor



LOCATION

The building is situated on the north side of Vyner Street - Surrounded by a range of occupiers from tech start-ups to artists' studios, production and creative media companies to artists and architects.

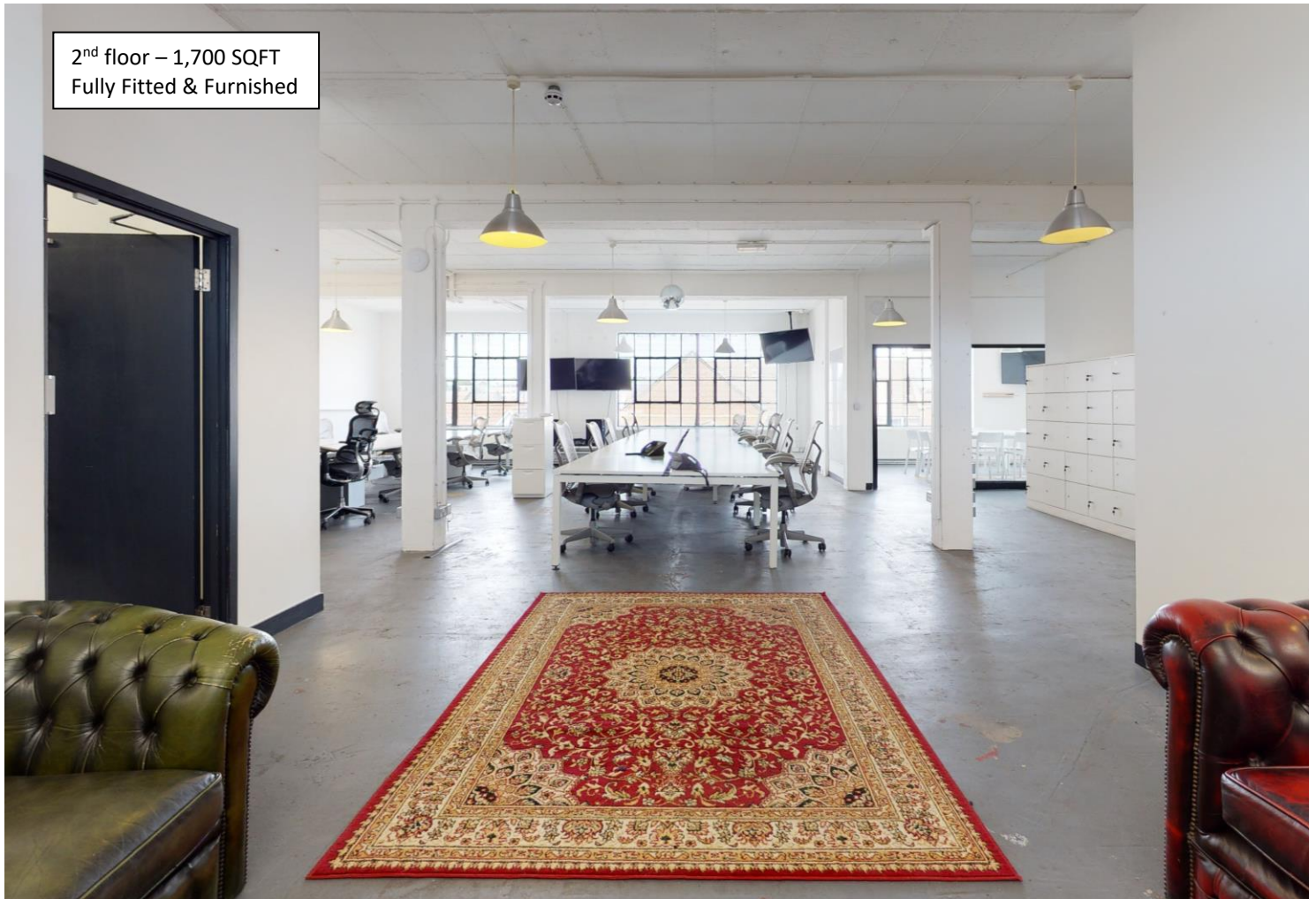
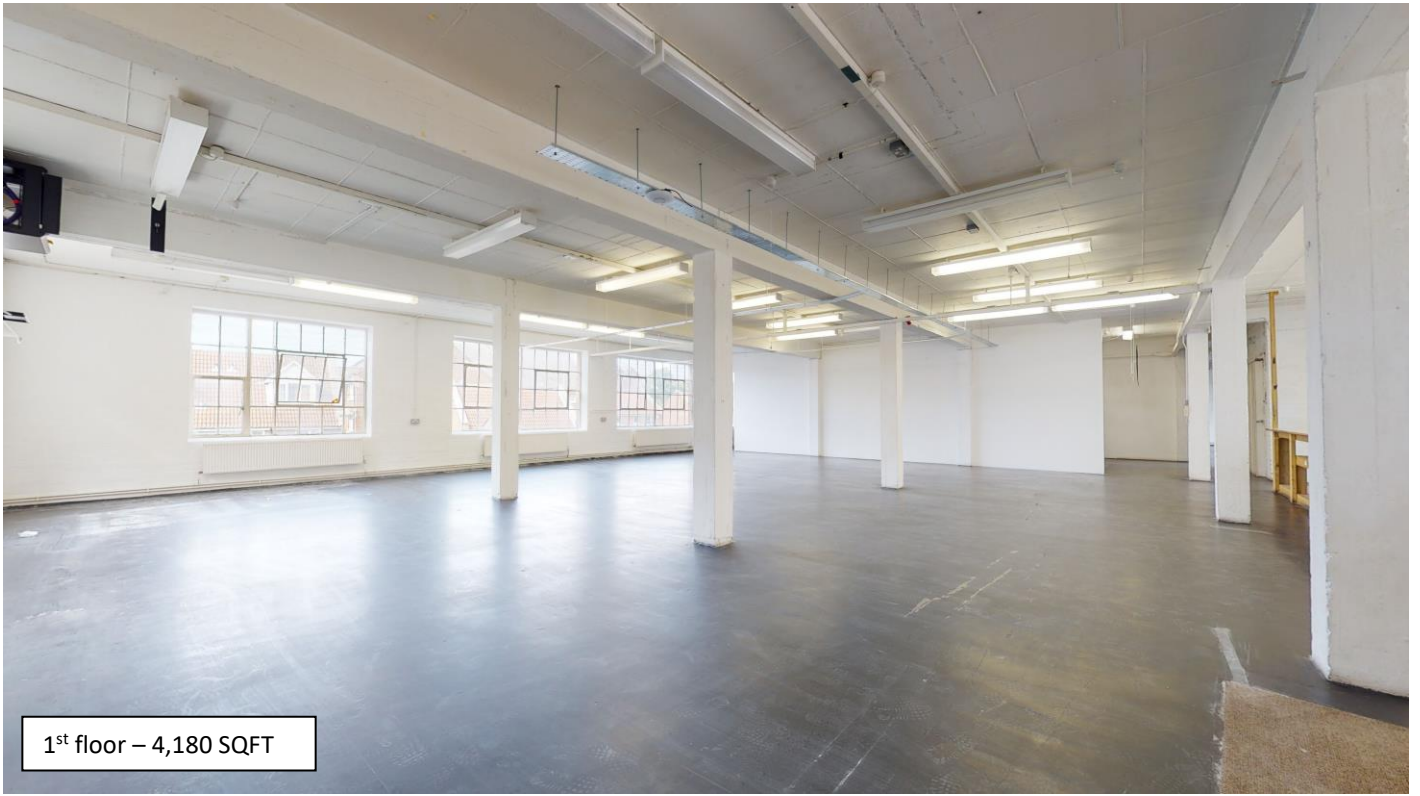
Cambridge Heath (Overground Line), London Fields (Overground line) and Bethnal Green (Central line) are all within close proximity as well as many local bus routes.

DESCRIPTION

Excellent warehouse style creative spaces, available in a range of sizes from 1,080 sqft, 1,700 sqft and 4,130 sqft. Providing fitted office space with meeting rooms, large floor to ceiling heights and excellent natural light.



45 VYNER STREET LONDON E2 9DQ





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AMENITIES

- Fully fitted and furnished c.24 desks (2nd floor)
- Fitted meeting rooms
- Secure bike racks
- Kitchens
- Male & Female WC's on each floor
- Car Parking Available by Separate Arrangement
- Roller Shutters / Loading Bay and Goods Lift
- Access to the canal
- Large floor to ceiling height
- Excellent natural light
- Central Heating
- Phone Entry System
- 24 hour access
- High speed internet available

ACCOMMODATION

<u>Floor</u>	<u>Size (Sq Ft)</u>	<u>Rent</u> per Sq Ft	<u>Service Chare</u> per Sq Ft	<u>Rates (approx.)</u> per Sq Ft	<u>STATUS</u>
Part 2 nd	1,700	£29.50	£2.00	£8.00	Available (fully fitted and furnished)
Entire 1 st	4,180	£25.00	£2.00	£8.00	Available
Ground	1,080	£25.00	£2.00	£8.00	Available
TOTAL	6,960				

LEASE

A new lease is available for a term until July 2022.

A longer lease terms may be available subject to negotiation.

The lease will be granted outside of the provisions of the Landlord & Tenant Act 1954 which relate to security of tenure and compensation.

VAT

The building is VAT elected

COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

Viewings by arrangement through joint sole agents Noble Harris and Stirling Ackroyd (0203 911 3666):-

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