

# Compton

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## Bethnal Green

18 Victoria Park Square  
E2 9PF

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Brand New Unique HQ Office  
Building In The Heart Of Bethnal  
Green With Outdoor Space

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## For Rent

170 to 8,113 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

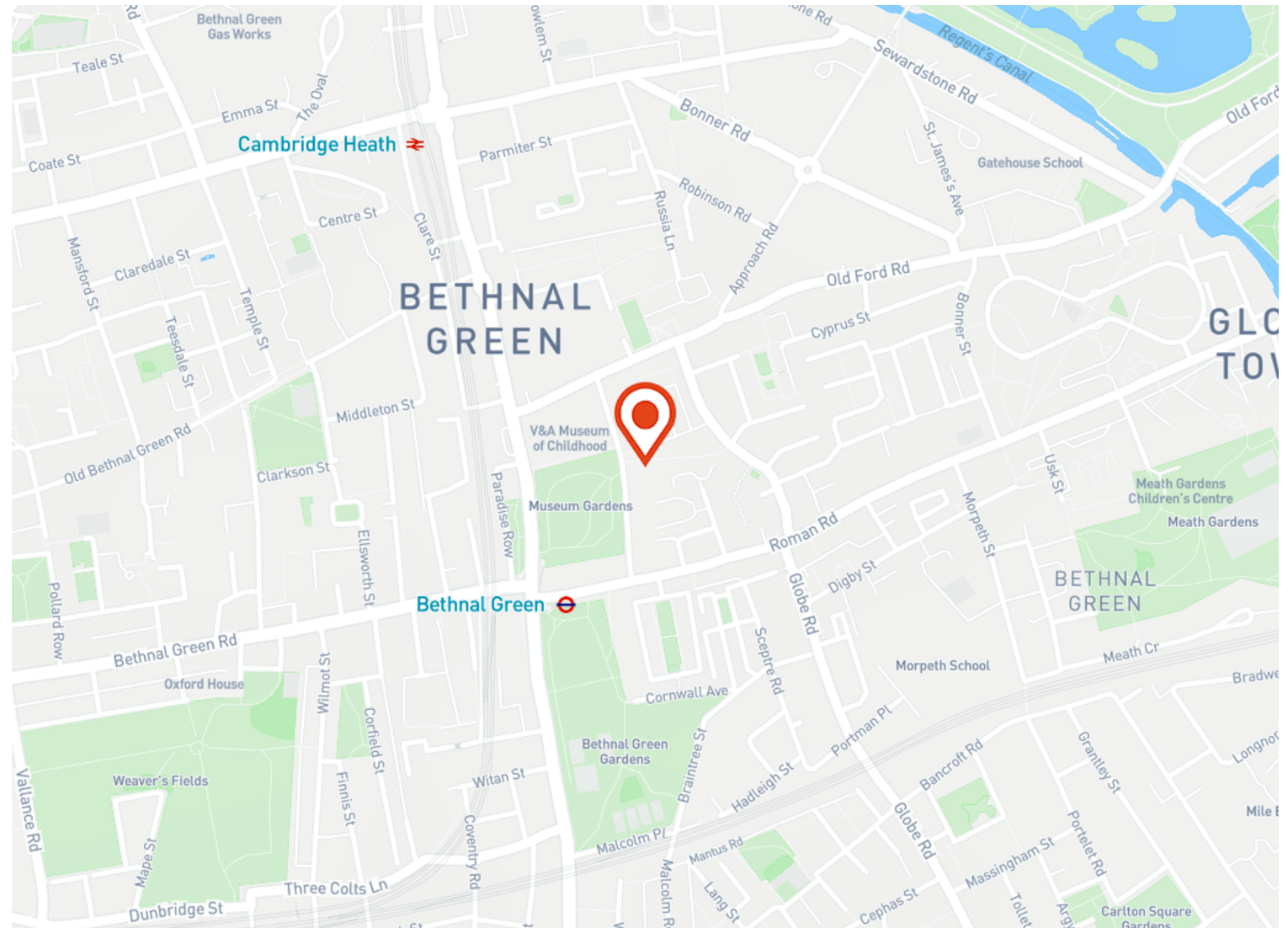


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## Location

In recent years Bethnal Green has been the subject of a significant amount of inward investment from a wide range of developers, investors and owner occupiers looking to capitalise on its excellent location.

Strategically positioned in the heart of East London, Bethnal Green borders Shoreditch to the west, Hackney to the north and Whitechapel to the south.

Bethnal Green has become a popular location for many of the Tech, Media, Creative & Fashion sectors, who are looking to take advantage of Bethnal Green's close proximity to the City of London (1.9 miles to the south west), Old Street roundabout (1.6 miles to west) and Canary Wharf (2.6 miles to the south).

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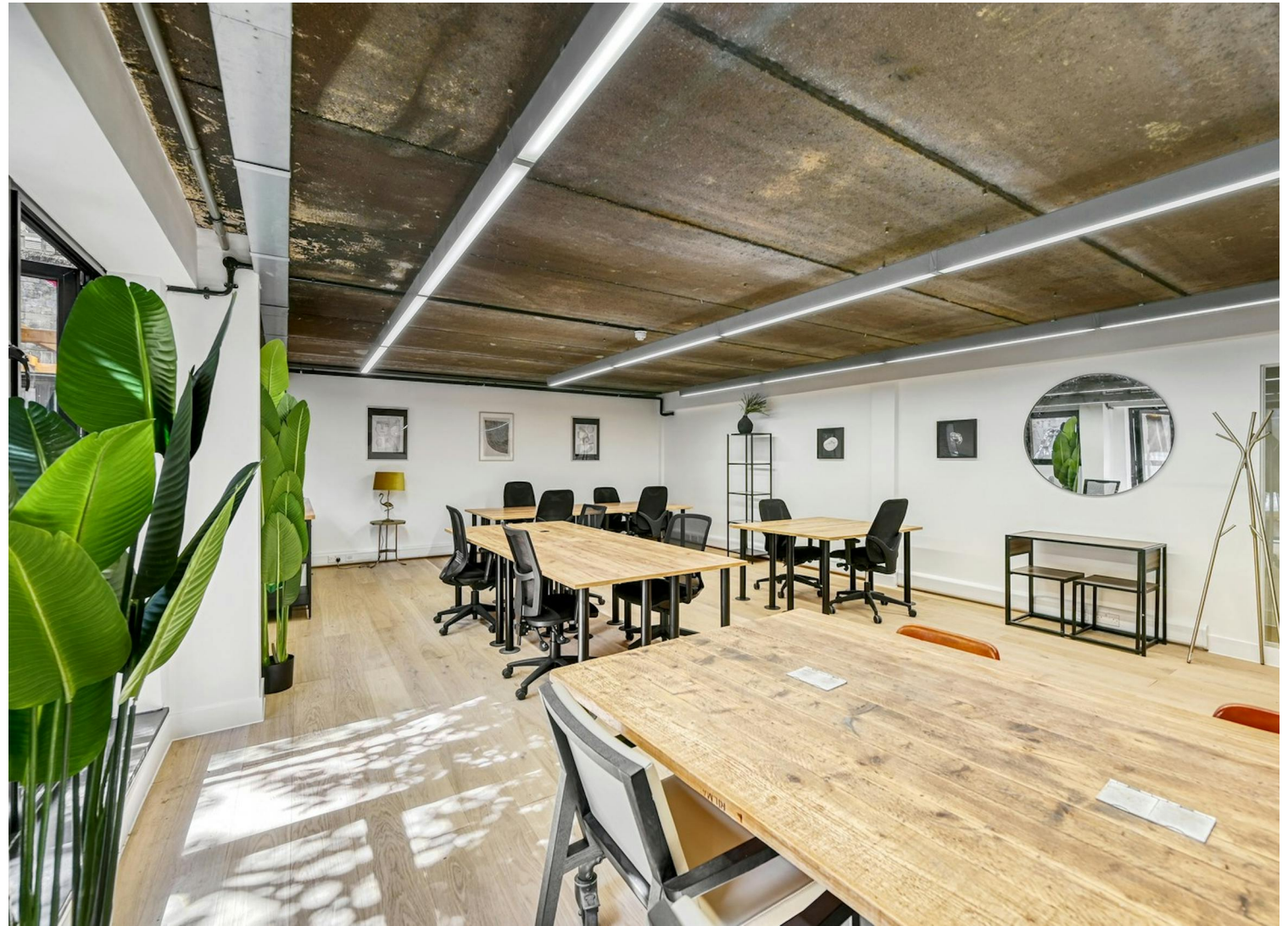
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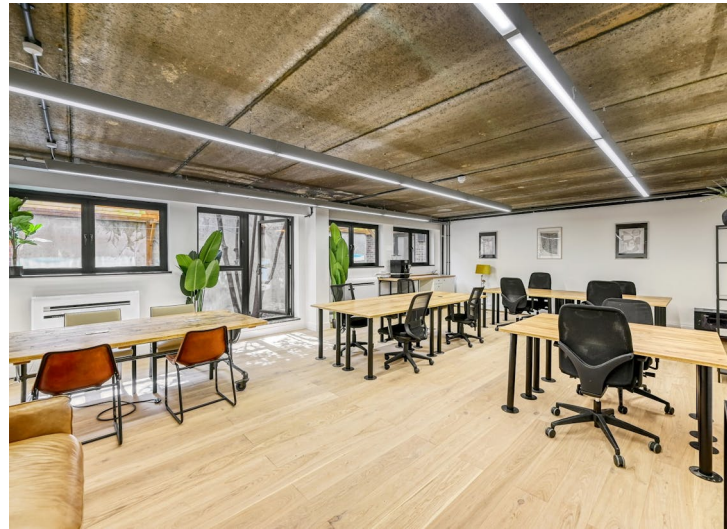
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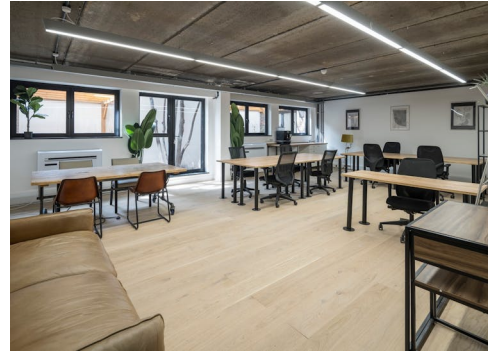
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## **Amenities**

- Flexible terms available from 12 months upwards
- Fitted & unfitted units available
- Air-conditioning
- 3 x roof terraces and 4 x courtyards
- Shower facilities

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## **Description**

A prominent building with a Victorian aesthetic, 18 Victoria Park Square offers flexible office space for a range of occupiers.

The prominent corner property comprises a Victorian front building which is arranged over lower ground, ground and two upper levels with fantastic views overlooking Museum Gardens.

The front building connects to a larger 1960's building to the rear.

The property is arranged over two buildings and provides 11,615 sq ft (1,079 sq m) of office accommodation. The front building is an attractive Victorian building boasting many of its coveted original features.

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## Content

View on Website



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## Landlord

Private

## Tenure

Leasehold

## VAT

The property is elected for VAT

## EPC

A copy of the EPC is available upon request

## Business Rates

Small Business Rates may apply - Interested parties are advised to make their own enquiries directly with the Local Authorities.



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## Floor Areas & Outgoings

The accommodation comprises of the following:

Floor/Unit	Description	sq ft	Rent (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	Unit 19	233	£42.50	£10	£1,019.38	£12,232.50	Available
2nd	Unit 18	427	£42.50	£10	£1,868.13	£22,417.50	Available
1st	Unit 16 (Balcony)	592	£42.50	£10	£2,590	£31,080	Available
1st	Unit 15 (Balcony)	586	£42.50	£10	£2,563.75	£30,765	Available
1st	Unit 14 (Balcony)	427	£42.50	£10	£1,868.13	£22,417.50	Available
1st	Unit 13	210	£42.50	£10	£918.75	£11,025	Available
1st	Unit 12	138	£42.50	£10	£603.75	£7,245	Available
Ground	Unit 10 (Fully Fitted)	345	£42.50	£10	£1,509.38	£18,112.50	Available
Ground	Unit 8 (Courtyard)	663	£42.50	£10	£2,900.63	£34,807.50	Available
Ground	Unit 7 (Fully Fitted)	581	£42.50	£10	£2,541.88	£30,502.50	Available
Ground	Unit 6 (Courtyard)	838	£42.50	£10	£3,666.25	£43,995	Available
Ground	Unit 5 (Courtyard)	461	£42.50	£10	£2,016.88	£24,202.50	Let

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Joshua Miller  
[jm@compton.london](mailto:jm@compton.london)  
07917 725 365

Shaun Simons  
[ss@compton.london](mailto:ss@compton.london)  
07788 423131

Samantha-Jo Roberts  
[sr@compton.london](mailto:sr@compton.london)  
07704343032

