



PER ANNUM

£20,400 Per Annum

Cambridge Heath Road

London, E2 9LH

Office

LOCATION

The office is on the west side of Cambridge Heath Road (A107) with Bethnal Green underground station only 420 Ft (2 min walk) away and Cambridge Heath Overground 0.3 Miles away (6 min walk). This office is surrounded by a variety of amenities including cafes, restaurants, and shops, making it convenient for employees to grab a quick bite to eat or run errands during the day.

DESCRIPTION

Upon entering, you will find the on site cafe offering a range of healthy options and good quality tea and coffee.

The presence of a foot peddle entrance, lift and DDS compliant WC adds to the convenience and accessibility for all.

Additionally, the shared kitchen provides a perfect space for having lunch and enjoying a quick break during a busy workday.

The property also benefits from two shared meeting rooms with priority bookings to the tenant, ideal for hosting client meetings, team collaborations, or presentations.

The office benefits from an abundance of natural light, good ceiling height and sleek modern design.

ACCOMMODATION

Gross Internal Area: 470 Sq ft (143.2 Sq M)

AMENITIES

Floor to ceiling glass windows

Shared Kitchen (with 2 other offices)

No Service Charge

Open Plan

Shared Shower

TERMS

New lease terms to be negotiated





Cambridge Heath Road, E2 9LH

Approx Gross Internal Area = 43.8 sq m / 471 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com