

18 VICTORIA PARK SQUARE

BETHNAL GREEN, E2 9PF

FOREST
REAL ESTATE

TO LET

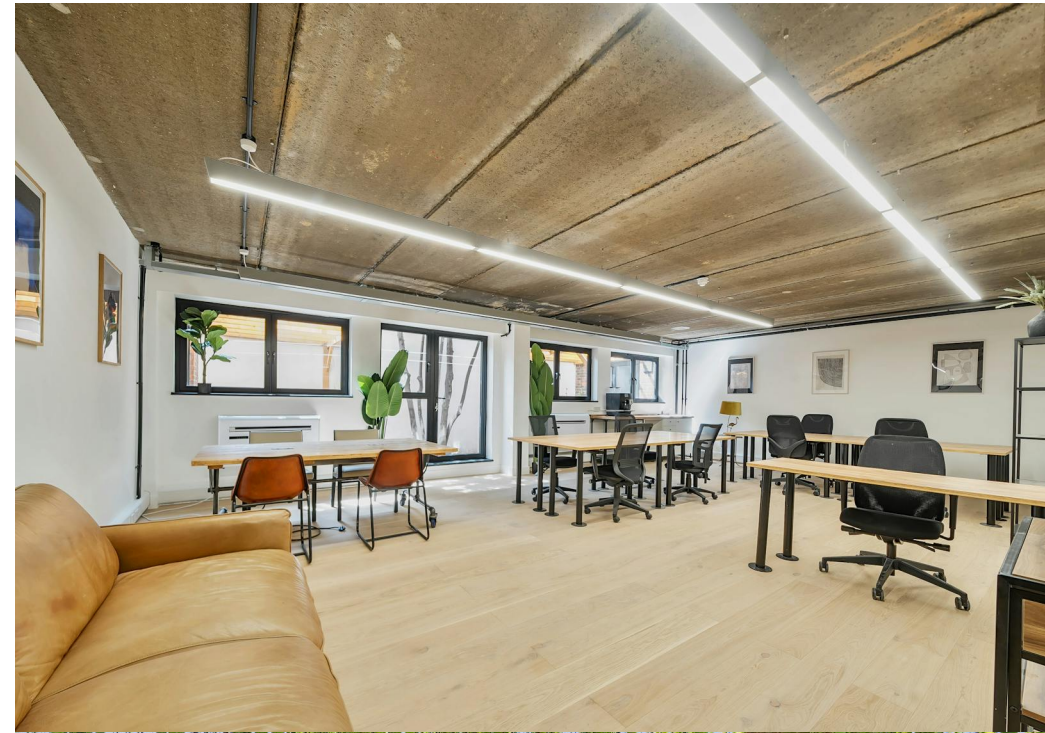
138 TO 8,607 SQ FT

New High-Quality Office/Leisure Building Centrally Located In Bethnal Green With Private Communal Gardens

Key Features

- Newly Renovated Throughout
- Air Conditioning
- Suites Can Be Combined To Create Larger Office Spaces
- Open Plan
- Landscaped Communal Gardens
- Shower Facilities
- On Site Parking
- Excellent Natural Light
- Industrial Style Features
- Directly Opposite The Green Open Space Of Museum Gardens
- Few Minutes Walk From Bethnal Green Station (Central Line)
- Available Now

18 Victoria Park Square
Bethnal Green, E2 9PF





Description

Situated at the distinguished address of 18 Victoria Park Square, this striking Victorian-style property presents an exceptional opportunity for a headquarters office.

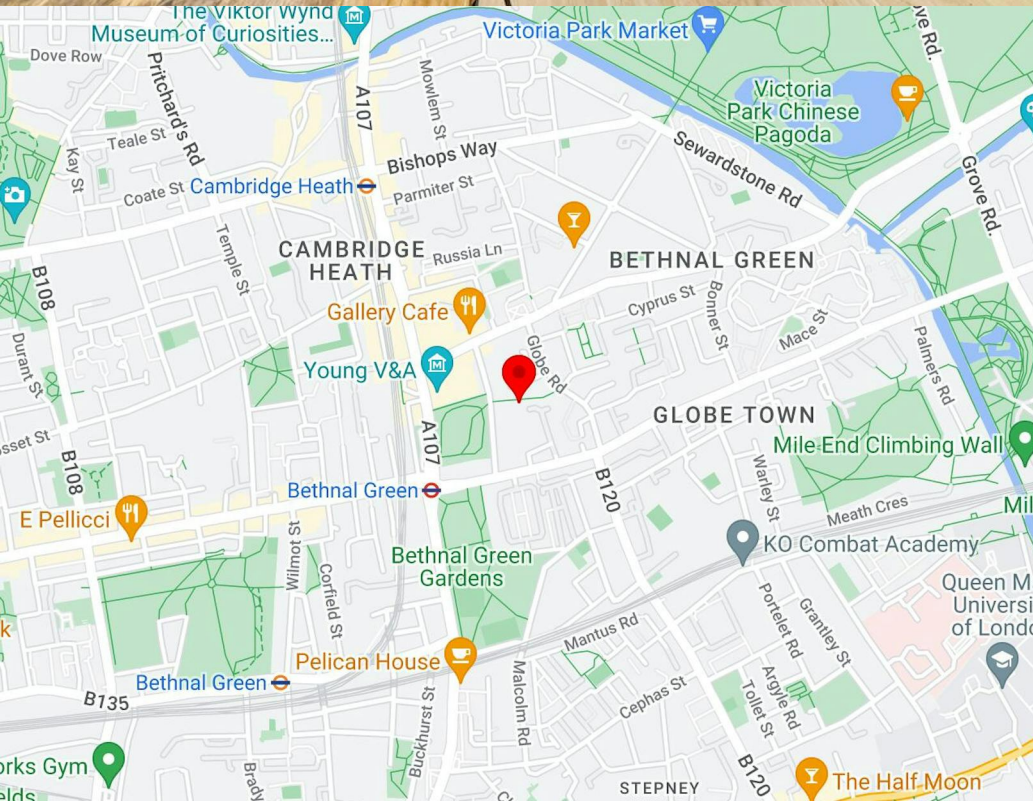
Commanding attention with its Victorian façade, the corner property comprises a front building spanning lower ground, ground, and two upper levels, offering captivating views of Museum Gardens. Linked to a larger 1960s building at the rear, the combined property provides a total of 8,607 ft² of office space. The front building, adorned with sought-after original features, exudes timeless charm and character.

Location

Bethnal Green has attracted a significant amount of inward investment from a wide range of developers, investors, and owner-occupiers keen to capitalise on its excellent location.

Situated strategically in the heart of East London, Bethnal Green borders Shoreditch to the west, Hackney to the north, and Whitechapel to the south. It has become a popular destination for many sectors including Tech, Media, Creative, and Fashion, all seeking to benefit from its proximity to key areas such as the City of London (1.9 miles to the southwest), Old Street roundabout (1.6 miles to the west), and Canary Wharf (2.6 miles to the south).

The area is served by several Underground and Overground stations, including Bethnal Green Underground Station (Central Line) located within 250 meters and offers swift connections to the West End and City. Additionally, nearby Cambridge Heath and Bethnal Green Overground stations provide convenient access to various parts of London, including Stratford and East London.





Availability

Name	sq ft	sq m	Rent	Total year	Availability
Lower Ground - 2	824	76.55	£32,548 /annum	£32,548	Available
Ground - 4	225	20.90	£12,000 /annum	£12,000	Available
Ground - 5	461	42.83	£18,209.50 /annum	£18,209.50	Under Offer
Ground - 6	837	77.76	£33,061.50 /annum	£33,061.50	Available
Ground - 7	581	53.98	£22,949.50 /annum	£22,949.50	Available
Ground - 8	662	61.50	£26,149 /annum	£26,149	Available
Ground - 9	415	38.55	£16,392.50 /annum	£16,392.50	Available
Ground - 10	344	31.96	£13,588 /annum	£13,588	Available
1st - 11	1,035	96.15	£40,882.50 /annum	£40,882.50	Available
1st - 12	138	12.82	£7,500 /annum	£7,500	Available
1st - 13	427	39.67	£16,866.50 /annum	£16,866.50	Available
1st - 14	585	54.35	£23,107.50 /annum	£23,107.50	Under Offer
1st - 15	592	55	£23,384 /annum	£23,384	Available
1st - 16	429	39.86	£16,945.50 /annum	£16,945.50	Available
1st - 17	427	39.67	£16,866.50 /annum	£16,866.50	Available
2nd - 18	427	39.67	£16,866.50 /annum	£16,866.50	Available
2nd - 19	757	70.33	£29,901.50 /annum	£29,901.50	Available
2nd - 20	397	36.88	£15,681.50 /annum	£15,681.50	Available

Contact

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020 3355 1555

Watford Office

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01923 911 007

East London Office

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020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Availability

Lease	New Lease
Rent	£7,500 - £339,739.50 per annum
Rates	Applicants are to make their own enquiries to The London Borough of Tower Hamlets.
Service Charge	£4 per sq ft
VAT	Applicable
EPC	C (72)

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