

QUIRKY GROUND FLOOR OFFICE/STUDIO TO LET
OVERLOOKING CANAL

45 VYNER STREET
LONDON, E2 9DQ

GROUND FLOOR – 3,839 SQ FT



West End Office: 1 Duchess Street, London W1W 6AN
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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith purchases and lessees must not satisfy themselves independently as to the accuracy of matters upon which they intend to reply.

Location: The building is situated on the north side of Vyner Street. Start-ups are located in the area and some of the upcoming names in tech, media and other creative business are situated in the area. The area is well served with an abundance of coffee shops, bars and restaurants.

Cambridge Heath (Overground Line), London Fields (Overground line) and Bethnal Green (Central line) are all within close proximity.

Accommodation: The ground floor benefits from a mainly open plan floor plate, large crittal windows and superb floor to ceiling height throughout the floor. The space also provides excellent natural light throughout.

Amenities:

- 24 Hour Access
- Central Heating
- WCs
- Phone Entry System
- Car Parking Available By Separate Arrangement
- Excellent Transport Links
- Superb natural light
- Excellent Natural Light.

Lease/s: A new Lease is available for a term until June 2019. The lease will be granted outside of the provisions of the Landlord & Tenant Act 1954 which relate to security of tenure and compensation.

Rent: £35.00 per sq ft per annum exclusive of rates, service charge and VAT

Service Charge: Approximately £1.40 per sq ft (to be confirmed)

Rates: 2018 Valuation: Rateable Value = £55,500.

Rates Payable = £26,584.50 per annum.

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

EPC: Copy Certificate available on application

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

Viewings: Strictly through The Noble Harris Partnership:

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