

TO LET

Quirky Ground floor unit overlooking Regent's Canal



Office / Studio / Gallery / Workshop

1,798 Sq Ft / 167 Sq M

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.

DESCRIPTION

The ground floor benefits from an open plan floor plate, excellent natural light and an impressively large floor to ceiling height.



45 Vyner Street
London
E2 9DQ





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Accommodation: The floors benefit from an open plan floor plate, large critical windows and superb floor to ceiling height throughout the floor. The space also provides excellent natural light throughout.

Amenities:

- 24 Hour Access
- Roller Shutters
- Central Heating
- WCs
- Phone Entry System
- Bike racks
- Excellent Transport Links
- Access to the canal
- Excellent Natural Light
- Car Parking Available By Separate Arrangement
- Kitchen

Lease: A new lease is available for a term until July 2020.

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

Costs: £6,000 per month inclusive of rent, business rates and service charge. Ex VAT

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

Strictly through Sole agents Noble Harris:

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