BELCOR

16-22 PRITCHARDS RD
BETHNAL GREEN, E2

6.990 SQ FT
MULTI-USE COMMERCIAL SPACE FOR RENT
BETHNAL GREEN, E2


FIGHTZONE
MARTIAL ARTS CLUB
LONDON
FIGHT ZONE
EXIT ONLY


FIGHT ZONE
xigo
FIGHT ZONE

BELCOR

PRITCHARDS ROAD
E2

DESCRIPTION

A rare opportunity to secure a self-contained duplex commercial unit in the heart of Bethnal Green. Arranged across the ground and first floors, the space offers an abundance of natural light, generous ceiling heights and a flexible layout suitable for a wide range of occupiers.

Positioned just moments from Cambridge Heath Station, the building enjoys excellent connectivity to Stratford, the City and wider East London.

AMENITIES



VERSATILE MULTI-USE COMMERCIAL SPACE IN BETHNAL GREEN




FZN

BELCOR

PRITCHARDS ROAD
E2

TRANSPORT

Cambridge Heath – 4 mins

Bethnal Green – 10 mins

London Fields – 13 mins

AREA

The property is located on Pritchard's Road just west of the junction with Hackney Road. Being in proximity of both Columbia Road Flower Market and Broadway Market, the property is well located in terms of local retail and restaurant amenities. The area is also well served by London Transport links being within 0.5 miles of Bethnal Green (Central Line) and Cambridge Heath (Overground) Stations.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL
Ground Floor	4,533	-	-	-	-	-
First Floor	2,456	-	-	-	-	-
Total	**6,990**	**Available**	**POA**	**£8.42**	**NA**	**POA**

An additional circa 3,500 sq ft can possibly be made available upon request.

LEASE

New Lease direct from the Landlord

TIMING

Available immediately

CONTENT

View on our website

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

BELCOR

VIEWINGS VIA SOLE AGENTS

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