



1-5 Vyner Street
E2 9DG

**1,023 sq ft – Fully
fitted, furnished studio
available on a flexible
lease**

**1,023 sq ft
(95.04 sq m)**

- Open plan
- Excellent natural light
- Good floor to ceiling height
- Canal views
- Service charge inclusive of Business Rates, utilities and service charge
- Kitchenette

1-5 Vyner Street, London, E2 9DG

Description

Bright open plan office to let, benefit from excellent natural light and good floor to ceiling height. The unit benefits from views of the Regents Canal in this converted industrial building located on the popular Vyner St, close to its junction with Mare St. The available accommodation is available fully furnished with kitchenette/breakout space



Location

This busy mixed-used area is occupied by many thriving businesses and is well served by shops, amenities, eateries and bars. The property can be easily reached from Cambridge Heath Overground station being only a 3 minute walk and Bethnal Green Tube station is also within easy walking distance.



Accommodation

The accommodation comprises of the following

| Name | Sq ft | Sq m | Tenure | Availability |
|-------------------|--------------|--------------|--------|--------------|
| 2nd - Part second | 1,023 | 95.04 | To let | Available |
| Total | 1,023 | 95.04 | | |

Specification

Open Plan

Excellent natural light

Flexible lease

Kitchenette

Canal views

Fully furnished

Viewings

Via Stirling Ackroyd

Terms

Offered on a new lease for a term up to 5 years subject to a rolling 6 month mutual break clause

Summary

| | |
|----------------|----------------------------|
| Available Size | 1,023 sq ft |
| Rent | £28,000 per annum |
| Business Rates | Included in service charge |
| Service Charge | £12,250 per annum |
| | Fully inclusive |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



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