

**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 accomodation 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
<b>Total</b>	<b>1,023</b>	<b>95.04</b>		

## Specification

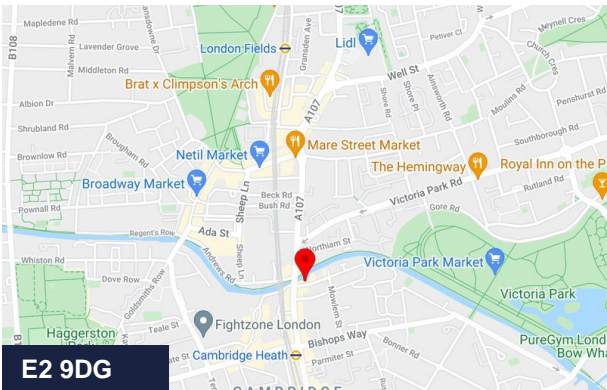
- Open Plan
- Excellent natural light
- Flexible lease
- Kitchenette
- Canal views
- Fully furnished

## 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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