



59-61 Vyner Street, Bethnal Green, London, E2 9DQ

Class E Retail / Leisure, Light Industrial, Office To Let | £72,000 per annum (Inclusive of Service Charge) | 1,776 sq ft

Characterful ground floor warehouse space with exceptional flexibility across creative, leisure and commercial uses.



- Self-contained ground floor accommodation
- Exceptional flexibility for alternative uses
- Newly refurbished former warehouse
- Striking industrial character
- Bright, open-plan layout
- Private courtyard access
- Cycle storage
- Suitable for a wide range of creative, leisure and commercial uses, subject to consent
- Rental figure is inclusive of service charge
- Additional 210 sq ft space available on the 1st floor

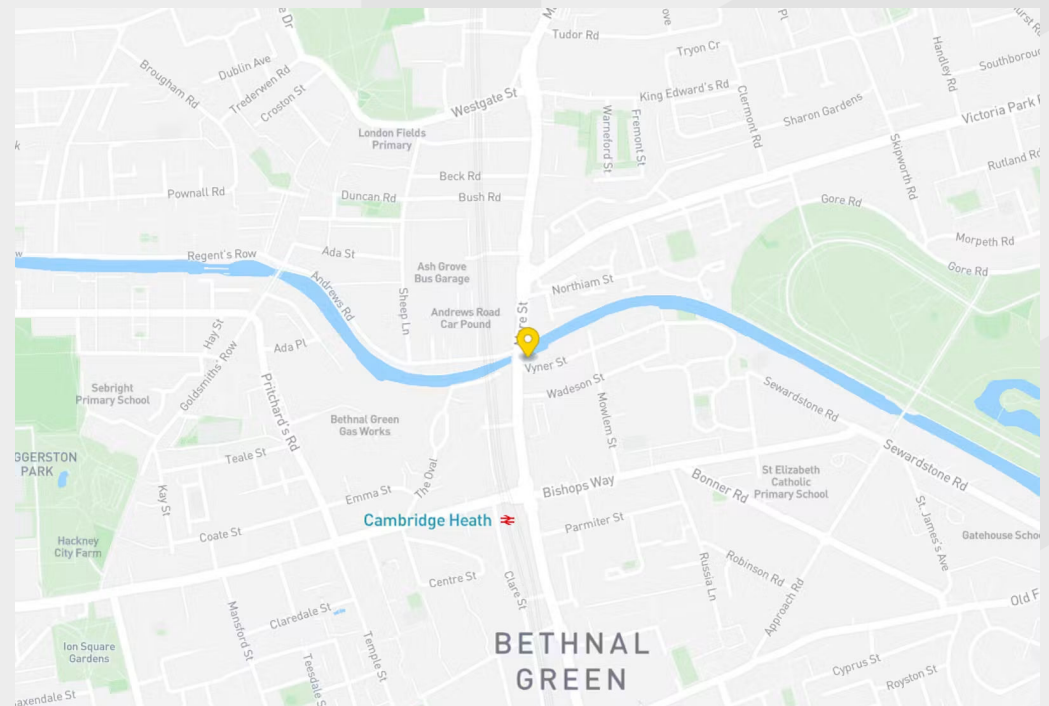


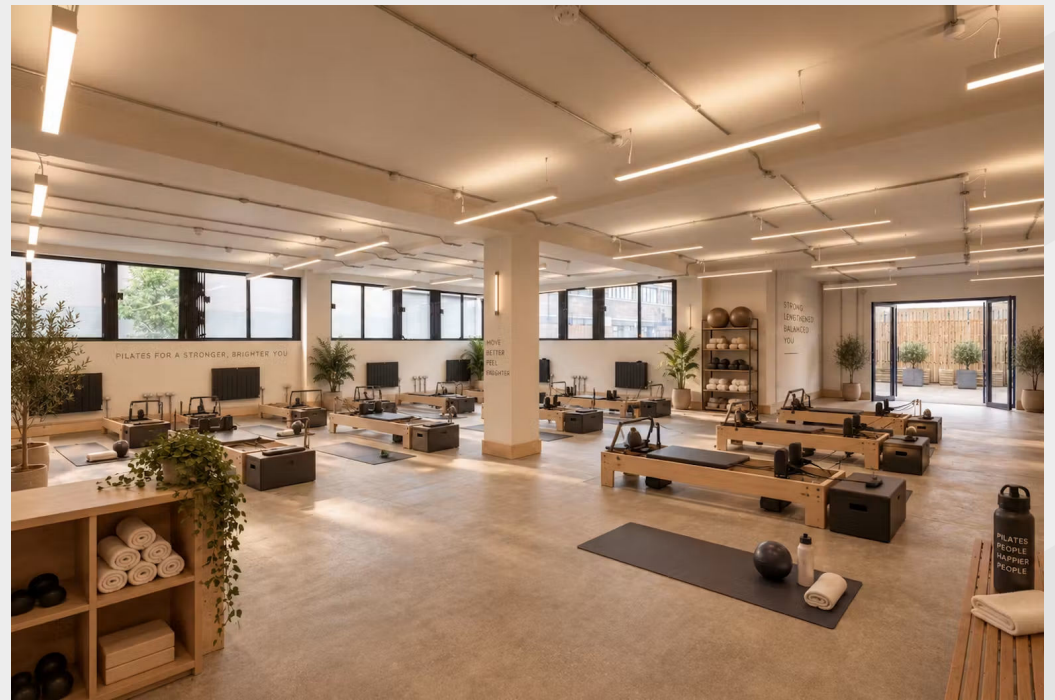
Description

Vyner Studios offers a striking self-contained ground floor opportunity within a converted East London warehouse. The space has been stripped back to celebrate its industrial character, with exposed concrete, retained warehouse features and a bright, predominantly open-plan layout creating a distinctive and highly adaptable environment. The accommodation is particularly well suited to occupiers looking to create something individual, with potential for a broad range of uses including fitness, wellness, nursery, restaurant, studio, office and light industrial, subject to the necessary consents. Indicative CGIs are for illustrative purposes only.

Location

Vyner Studios is situated on Vyner Street, Bethnal Green, moments from the Regent's Canal and within one of East London's most established creative districts. The street is home to a diverse mix of artists, makers, architectural practices, film companies and industrial occupiers, giving the area a distinctive independent character. The wider location benefits from strong connections to Bethnal Green, Cambridge Heath, Hackney and Shoreditch, making the property well positioned for occupiers seeking a characterful East London setting with good connectivity.





Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent	Rates payable	Availability
Ground	1,776	165	£72,000 /annum (Inclusive of Service Charge)	On Application	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

Floor Plans

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