

**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





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



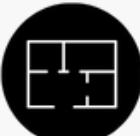
COURTYARD



EXPOSED SERVICES



GREAT CEILING HEIGHTS



OPEN PLAN



SELF-CONTAINED



EXCELLENT NATURAL LIGHT



7 DAY TRADE



SHOWERS



E CLASS USE

VERSATILE MULTI-USE COMMERCIAL SPACE IN BETHNAL GREEN





FZN
LONDON

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	£33.50	£8.42	NA	£24,418

**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.

VIEWINGS VIA SOLE AGENTS

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