



59-61 Vyner Street

London, E2 9DQ

**ground floor self contained
space with its own entrance
benefiting from f1
educational use + e class
offices on the 1st floor**

210 to 1,986 sq ft
(19.51 to 184.51 sq m)

- self contained
- own entrance
- f1 educational use
- great location with windows onto the canal

59-61 Vyner Street, London, E2 9DQ

Summary

Available Size	210 to 1,986 sq ft
Business Rates	Upon Enquiry
Car Parking	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

This F1 educational space benefits from its own entrance and is rare for the location due to its size.

The ground floor of the existing building benefits from F1 educational use. It is situated on one of East London's last cobbled streets and a stone's throw away from Victoria Park. It presents as a blank canvas to create what one requires.

The first floor e class offices are being created to offer units from c 200 sq ft upwards

The premises offers convenient public transport including the nearby Cambridge heath station, as well as Bethnal Green's central line station - both are walking distance. Vyner Street is also located just off Cambridge Heath Road right by the Regents Canal.

Location

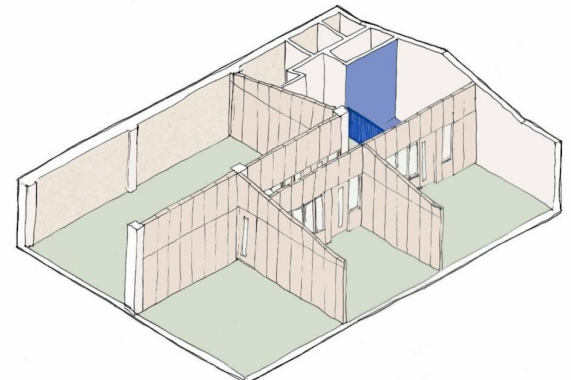
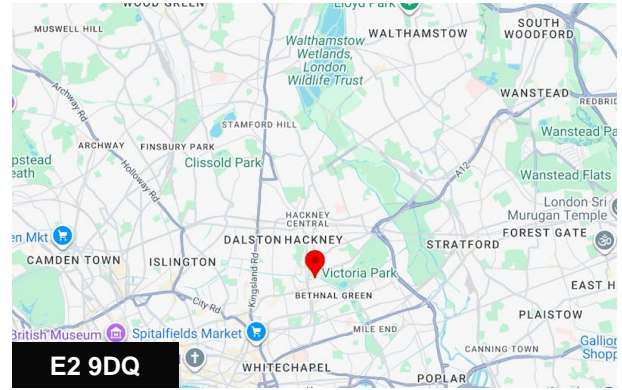
Vyner Street is located just off cambridge heath road right by the regents canal.

Bethnal Green (central line) and Cambridge heath (Weaver line / overgorund) are both with a short walk

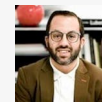
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - part floor under construction	210	19.51	Coming Soon
Ground - F1 space with its own self contained entrance	1,776	165	Available
Total	1,986	184.51	



Viewing & Further Information



Simon Rinder

020 7399 8611 | 07734 488 286

simonrinder@pilcher.london