



First floor

37 Coate Street, London, E2 9AG

Characterful first-floor office To Let in Coate Street, E2

1,935 sq ft
(179.77 sq m)

- Sublease or license
- Furnished
- Characterful converted building
- All-inclusive rent, including VAT
- Existing office fit-out
- Excellent natural light
- Timber flooring
- 5 minutes walk from Cambridge Heath overground station

First floor, 37 Coate Street, London, E2 9AG

Summary

Available Size	1,935 sq ft
Rent	£10,339 per month The rent is inclusive of business rates, service charge, buildings insurance, electricity, water, cleaning, internet and VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Serviced Office – subject to legal review

Description

A superb first-floor office within this distinctive converted building in the heart of Hackney. The accommodation provides a bright and spacious open-plan working environment, retaining a wealth of character including exposed timber roof beams, timber flooring and an impressive vaulted ceiling. The space benefits from excellent natural light and has been fitted out to provide a practical and attractive workspace, including existing desks, shelving and dedicated meeting and breakout areas.

Occupiers will have access to shared kitchen and WC facilities, together with a shared bike store. These facilities are shared with the head tenant occupying the ground floor.

Location

37 Coate Street is situated in the heart of East London, within easy reach of the vibrant neighbourhoods of Bethnal Green, Shoreditch and London Fields. The area is well served by a variety of independent cafés, restaurants and amenities, while excellent transport connections provide convenient access across London.

Accommodation

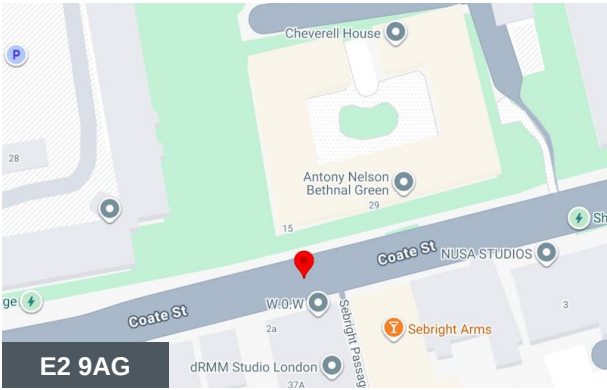
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,935	179.77	Available
Total	1,935	179.77	

Terms

The accommodation is available by way of either a sublease or licence agreement, subject to agreed terms. Rent: £10,339 pcm, all-inclusive and inclusive of VAT.

This figure includes the applicable outgoings, providing occupiers with a straightforward all-inclusive monthly cost.

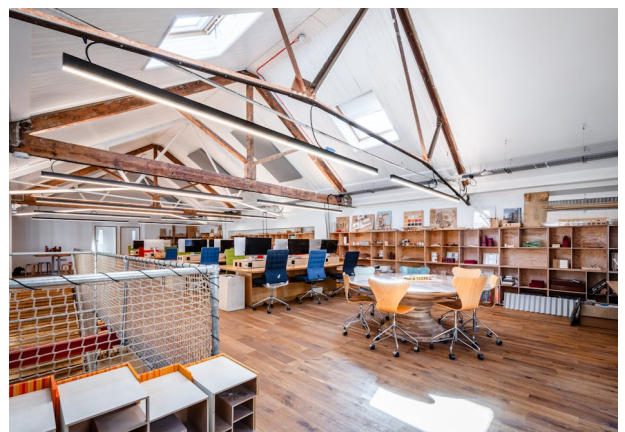
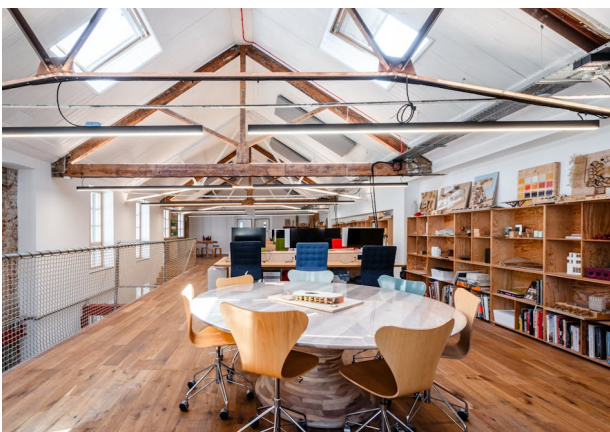
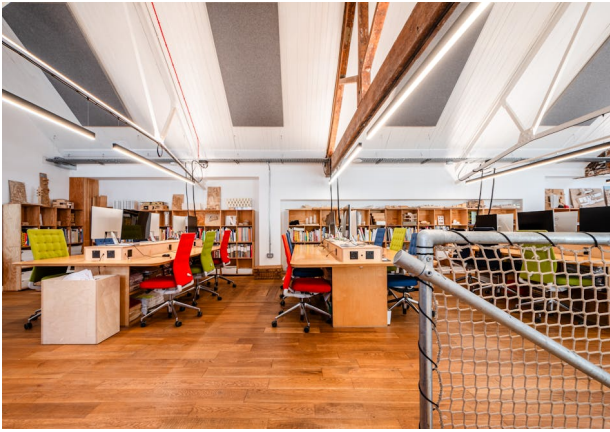


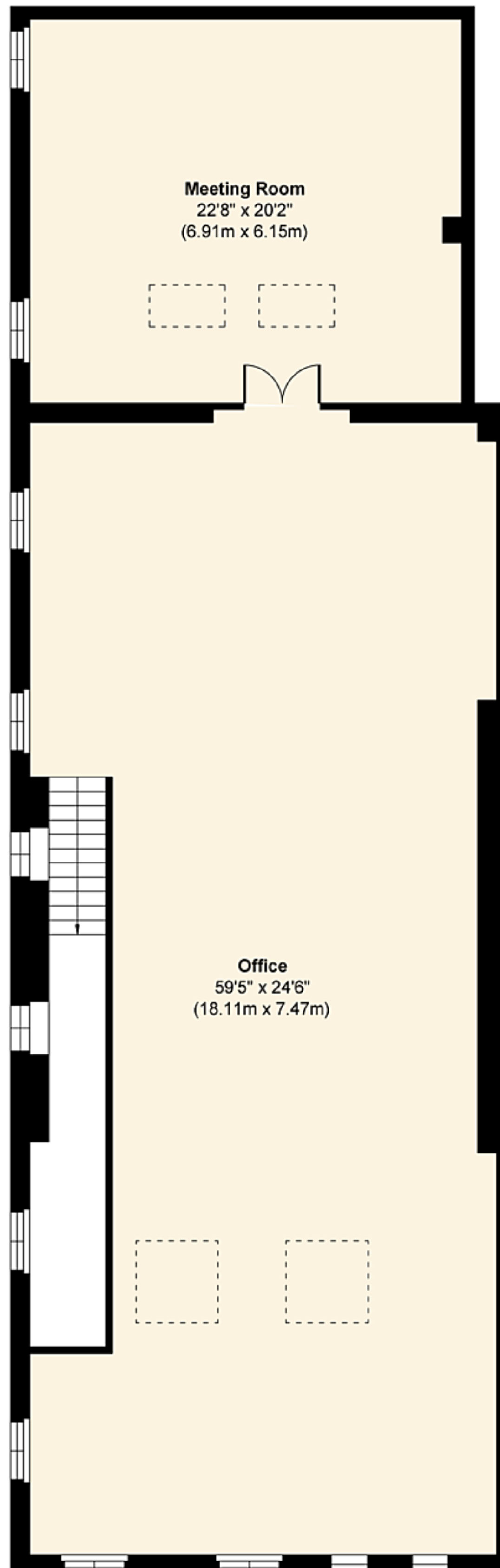
Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549
george@fyfemcdade.com





First Floor

Approx. Gross Internal Floor Area 1935 sq. ft / 179.76 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property