



**STIRLING  
ACKROYD**

**FOR SALE**

**347-349 Cambridge  
Heath Road, London, E2  
9RA**

Long Leasehold  
Opportunity - Bethnal  
Green, Tower Hamlets



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

This is rare opportunity to acquire a long leasehold office building in the heart of Bethnal Green - ideal for owner occupiers, commercial investors and developers.

Floor areas : Basement 496 sq ft, Ground floor 875 sq ft, 1st floor 496 sq ft, 2nd floor 496 sq ft - Total 2363 sq ft

The building will be sold with full vacant possession and the sale is not subject to VAT

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## Key points

- Self contained Office building
- Former Labour Party Office close to Bethnal Green Station
- Configured over basement, ground floor, 1st and 2nd floors
- 60 years remaining on the existing lease
- Potential to acquire the Freehold Interest
- Sale price £500,000 for the Long Leasehold interest
- Ideal for owner occupiers, investors and developers





## Location

The building is located on Cambridge Heath Road at the junction with Old Ford Road.

The diverse and busy prime retail section of Bethnal Green Road is within easy walking distance as is Bethnal Green Road London Underground Tube Station.

## Transport Links



Bethnal Green 0.2 Miles



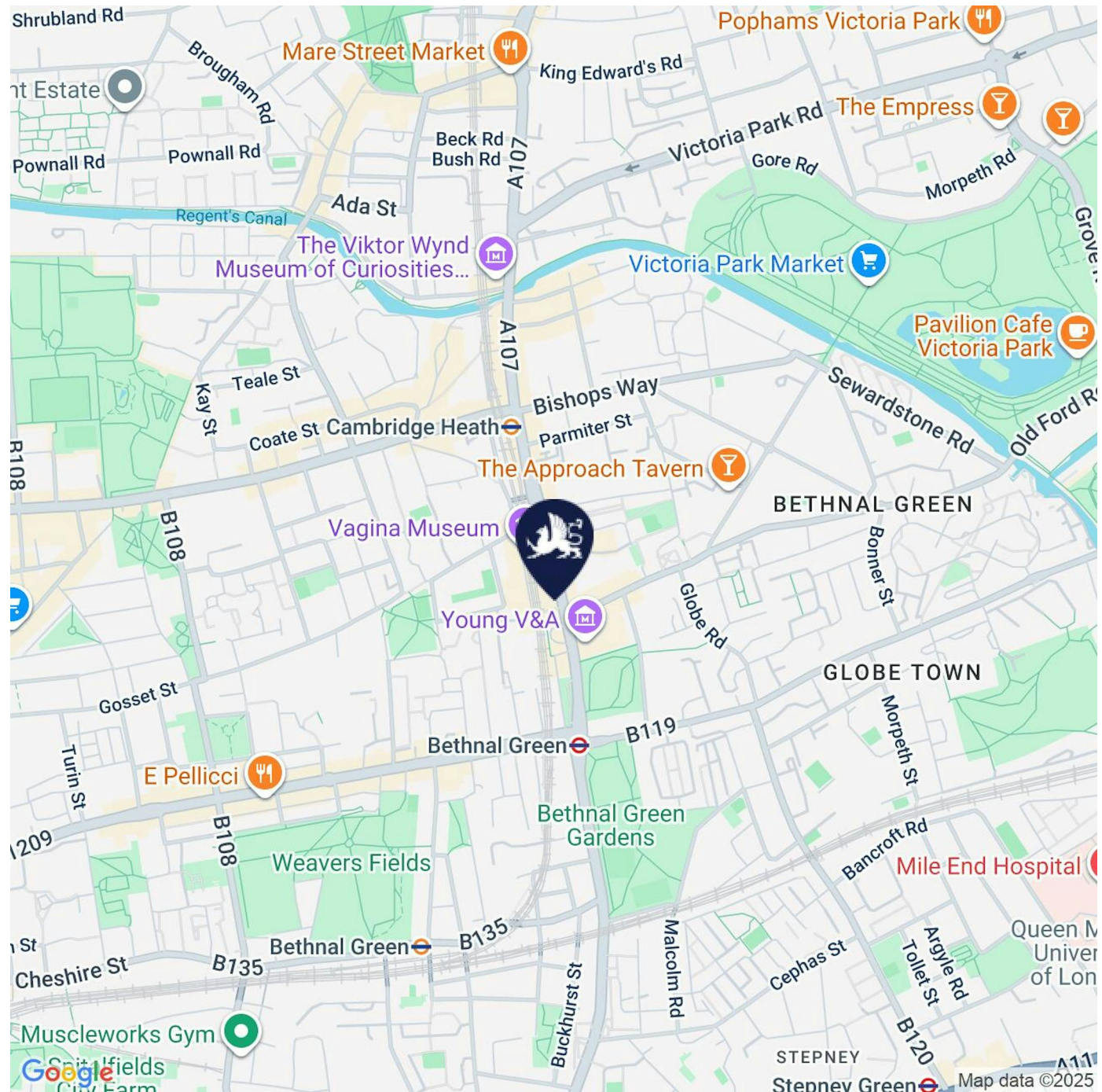
Cambridge Heath 0.2 Miles



Bethnal Green Rail 0.4 Miles



Stepney Green 0.6 Miles







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## Accommodation

Name	sq ft	sq m	Availability
Basement	496	46.08	Available
Ground	875	81.29	Available
1st	496	46.08	Available
2nd	496	46.08	Available

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## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
[ikhan@stirlingackroyd.com](mailto:ikhan@stirlingackroyd.com)

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## Rents, Rates & Charges

Price	£500,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	D (99)

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