



## Unit D

38-50 Pritchards Road, London, E2 9BJ

### Ground floor office space near Regents Canal

**1,183 sq ft**  
(109.90 sq m)

- Intercom system
- Natural light
- Open plan
- 24/7 Access
- Service charge included

# Unit D, 38-50 Pritchards Road, London, E2 9BJ

## Summary

<b>Available Size</b>	1,183 sq ft
<b>Rent</b>	£42,000 per annum
<b>Rates Payable</b>	£10,692 per annum
<b>Rateable Value</b>	£24,750
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	C

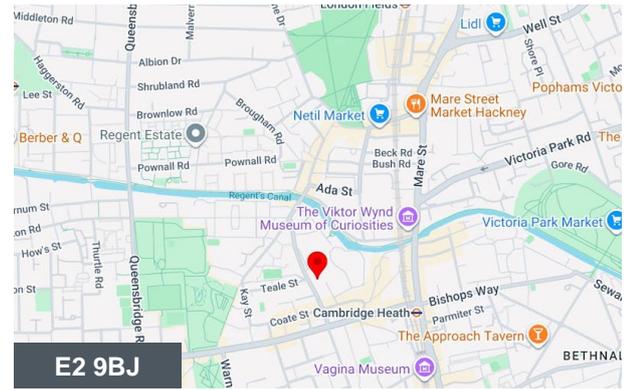
## Description

A ground-floor commercial space ideally suited for an office / showroom, benefiting from direct and easy street-level access and high ceilings and shared outdoor space. The space is further complemented by an abundance of natural light and tall ceilings.

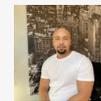
## Location

Situated in a prominent position on Pritchards Road, close to the junction with Cambridge Heath Road and Broadway Market, which provides a diverse mix of art and design shops, cafes, bars and restaurants.

Cambridge Heath (rail) and Bethnal Green (underground) stations are both within convenient walking distance, whilst the area is also well served by local bus routes providing direct access to both the West End and City.



## Viewing & Further Information



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PROVISIONAL AREAS ONLY:  
GIA = 806.5m<sup>2</sup> / 8,681.1ft<sup>2</sup>



GROUND FLOOR

PROVISIONAL AREAS ONLY:  
GIA = 404.8m<sup>2</sup> / 4,357.2ft<sup>2</sup>



FIRST FLOOR



client	address 38/50 FITCHAMERS ROAD LONDON E2 0AP	location GROUND AND FIRST FLOOR PLAN GROSS INTERNAL AREAS	date 09.05.2019	scale 1:200	sheet A3	 <small>Plan London is a registered trademark of Plan London Ltd. All rights reserved.</small>
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