



PER ANNUM

£25,000 Per Annum

Bethnal Green Road

, E2 6DG

LOCATION

The property is located on the south side of Bethnal Green Road on the corner of the famous Brick Lane, a stone's throw away from the famous Bagel Shop. Conveniently situated 13 minute walk (0.6 miles) from Bethnal Green Underground station, which serves the Central Line and Overground, and an eight-minute walk (0.4 miles) from Shoreditch High Street station (Overground). The London Borough of Tower Hamlets is celebrated for its diversity and offers a wide array of cultural and leisure activities, with well-known areas such as Brick Lane, Bethnal Green Road Market, Spitalfields, and Columbia Road all within an easy walk from the Site. Additionally, the vicinity boasts numerous dining options, including a variety of restaurants, cafes, and bars along Bethnal Green Road and the adjacent railway arches of Paradise Row. The area is also rich in greenery, with Victoria Park, the Queen Elizabeth Olympic Park, and Hackney Marshes all nearby.

DESCRIPTION

The property occupies the first floor of this end of terrace return frontage building. There is ample natural light and good ceiling heights. There are 2 small office areas off the main open plan floor area. The property benefits from a kitchenette with access to a flat roof and private W.C.

ACCOMMODATION

Gross Internal Area: 617.08 Sq ft (57.32 Sq M)

AMENITIES

Intercom system
Kitchenette
Open plan
WC

TERMS

New Lease - terms to be negotiated

Business Rates

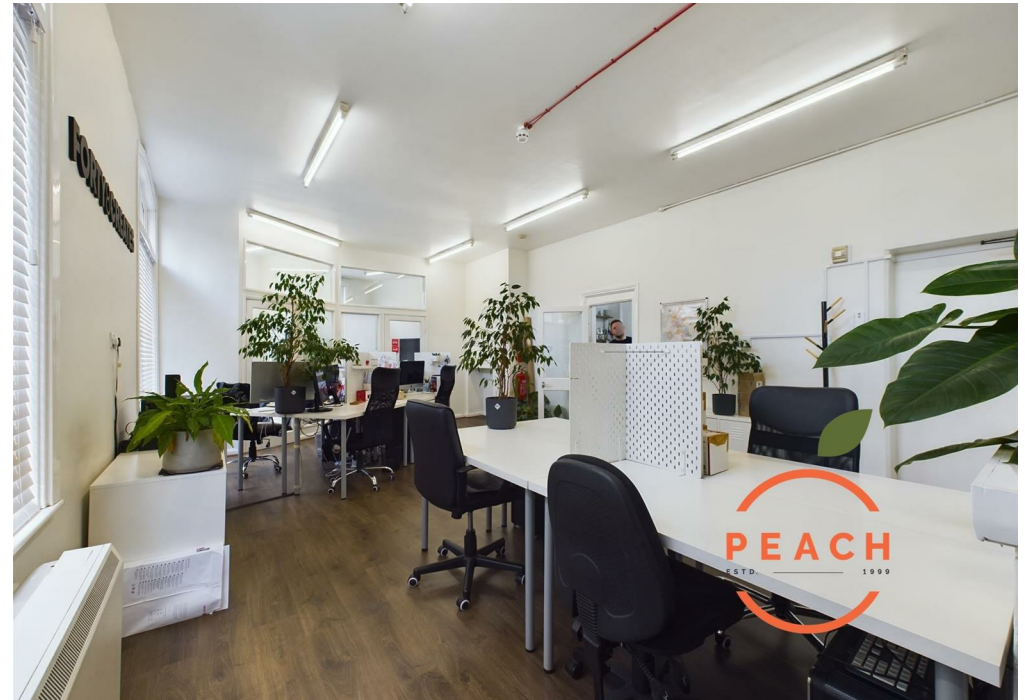
Parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

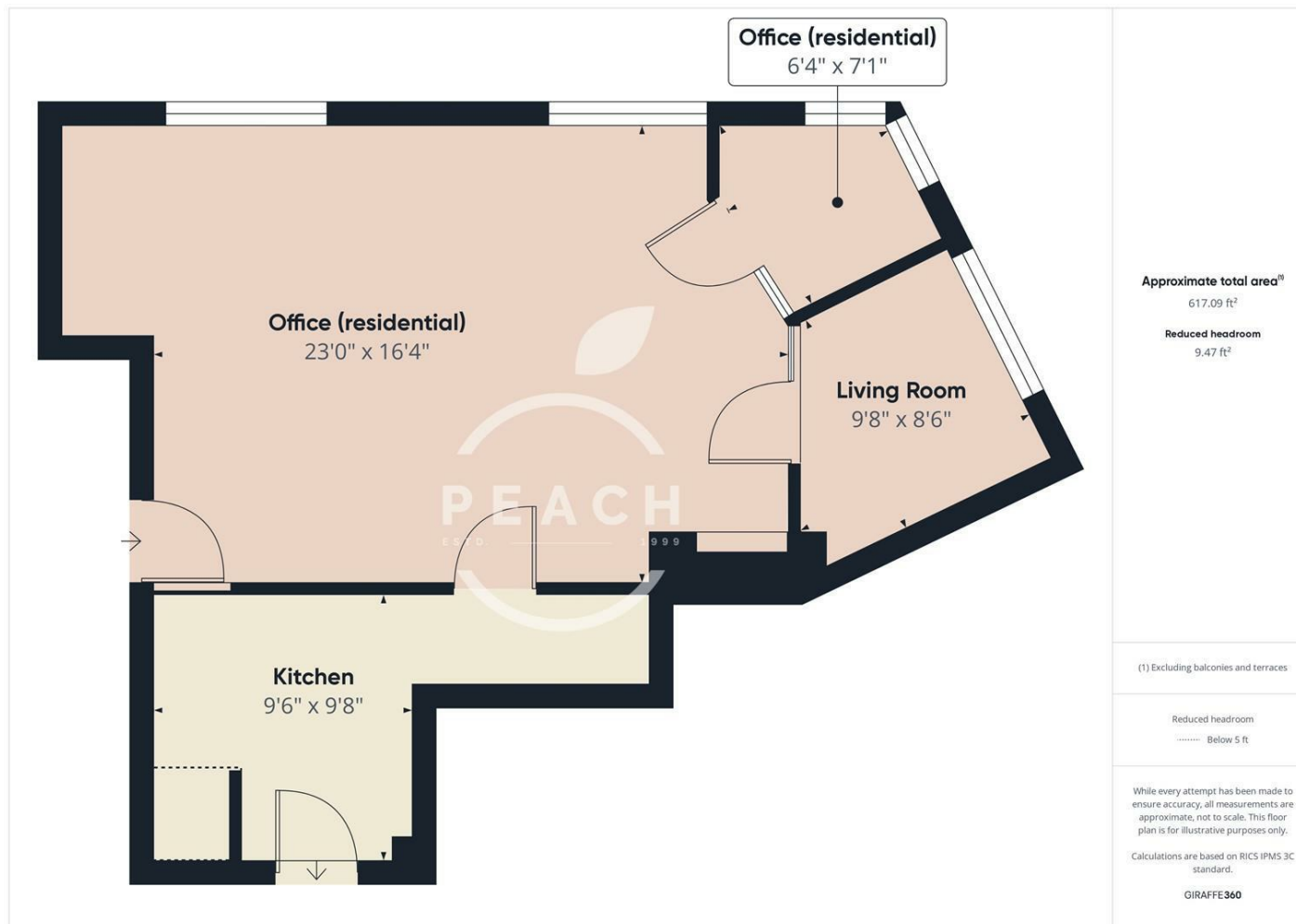
Each party bears own legal costs.

VIEWING

Strictly by appointment through Peach Properties







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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