



Unit 2, 249-251 Mile End Road, London, E1 4BJ

A newly refurbished open plan first floor office space situated in a excellent location in the heart of East London.

- Available immediately on a new lease
- Close to Stepney Green underground Station
- Modern space and well decorated throughout
- Suitable use for office space

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Summary

Available Size	1,104 sq ft
Rent	£25,000 per annum
Rates Payable	£10,104.75 per annum We do recommend ingoing tenants make their own further enquiries to the local authority.
Rateable Value	£20,250
Service Charge	N/A
VAT	To be confirmed
EPC Rating	C

Description

The property comprises approximately 1,104 sqft of newly refurbished first-floor office space. It features new carpeting throughout and freshly painted walls, creating a clean and professional finish. The layout is predominantly open plan, complemented by a separate meeting room, two toilets, and a kitchenette area. The space benefits from air conditioning, providing a comfortable working environment. Access is via a secure video entry phone, with the main entrance located on the ground floor. There is also a rear fire escape and a small balcony area.

Location

The property is located on Mile End Road, approximately 100 meters from Stepney Green Underground Station, which provides access to the District and Hammersmith & City lines. The City of London is just a short train journey away. The area benefits from a vibrant and bustling local environment, with nearby amenities including St Mary's University, Mile End Park, as well as a range of cafés, bars, and restaurants. Several bus routes also operate along this stretch, offering convenient links to both East London and the City.

Accommodation

The accommodation comprises the following areas:

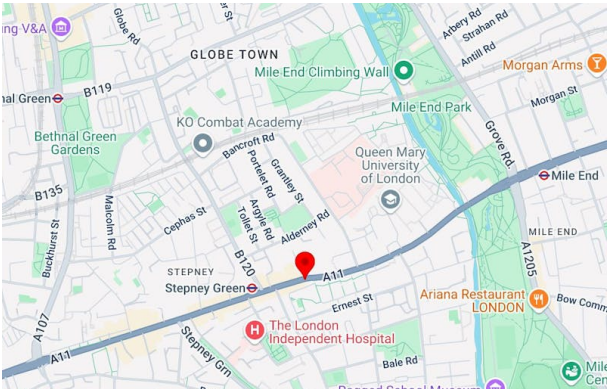
Name	sq ft	sq m	Availability
1st	1,104	102.56	Available
Total	1,104	102.56	

Legal Cost

Each Party to bear their own legal costs.

Terms

A new proportional FRI lease is available for a term to be agreed.



Viewing & Further Information

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