



William Rust House, 52 Beachy Road, London, E3 2NS

Characterful self-contained office accommodation in a convenient location, close to transport links and amenities, offering flexible space

- Character office building in vibrant area of East London
- Excellent natural light with perimeter windows
- Flexible open-plan accommodation with partitioned meeting rooms
- WCs on each floor + kitchen to first floor and ground floor storage

William Rust House, 52 Beachy Road, London, E3 2NS

Summary

Available Size	4,770 sq ft
Rent	£80,000 per annum
Rates Payable	£30,247.50 per annum We recommend ingoing tenants make their own enquiries to the local authority.
Rateable Value	£54,500
EPC Rating	C (65)

Description

William Rust House provides characterful office accommodation arranged over multiple floors within a traditional brick-built building. The accommodation is predominantly open-plan, offering a flexible layout suitable for a range of occupiers, with multiple partitioned offices/meeting rooms already in place to suit immediate operational requirements.

The office space benefits from suspended ceilings with recessed lighting, carpeted flooring, perimeter windows providing good natural light, and a combination of open working areas and private rooms which could be retained or reconfigured. The premises also include WCs on each floor, with a kitchen located on the first floor, supporting day-to-day staff requirements. The ground floor has a low ceiling level storage area too.

Location

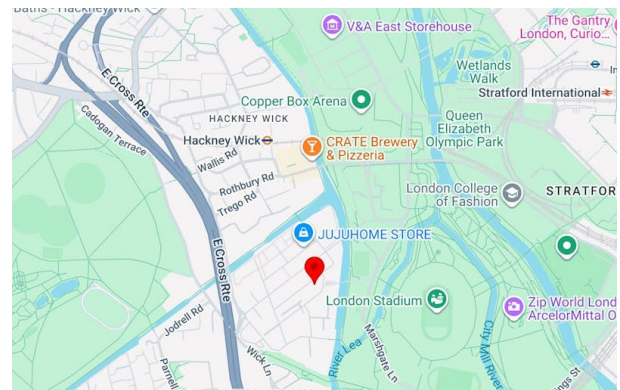
William Rust House is situated on Beachy Road in the heart of East London, a well-connected and increasingly popular commercial location close to local amenities and established residential neighbourhoods. The property benefits from convenient access to key arterial routes, with strong connectivity into Central London and the wider East London market. The surrounding area provides a mix of commercial occupiers, creative businesses and local services, making it well suited for a variety of office users seeking an affordable and accessible base.

Accommodation

Description	sq ft	sq m
Ground floor Storage	962	89.37
First floor office	1,904	176.89
Second floor office	1,904	176.89
Total	4,770	443.15

Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



Viewing & Further Information

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