



**64-70
Vyner Street
Bethnal Green
London
E2 9DQ**

TO LET

4,413 sq ft (410 m²)

New Build Ground Floor B1 Opportunity

Alternative uses STP



Location

The property is located on Vyner Street, just off the A107 and around 1 mile away from the A10, which provides good access to the national motorway network (M25 and the M1).

The property is served well by public transport. The nearest Overground station is Cambridge Heath (0.3 miles away); the nearest tube station is Bethnal Green (0.6 miles away); and the nearest bus stop is 0.2 miles away.

Accommodation (Approx)

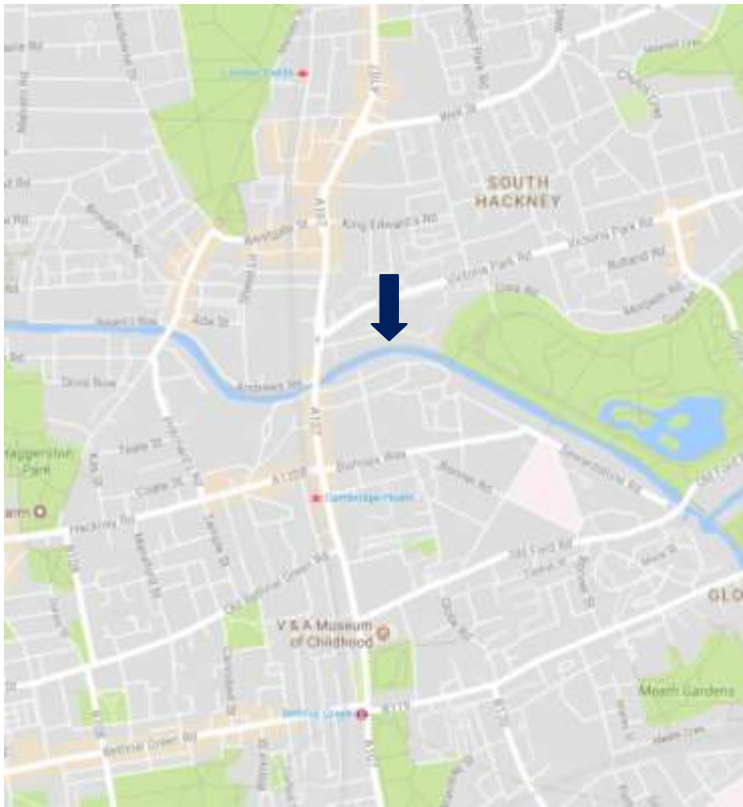
64-72 Vyner Street	Sq ft	(m ²)
Total	4,413	410

Terms

The unit is available on a new full repairing and insuring lease for a term by agreement, at a rent of **£128,000 per annum**, plus VAT. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs.



@GoogleMaps

Description

The office space is on the ground floor but is currently under construction with works due to be completed on 1st August 2017. The unit will be completed to a shell and core standard with the following features:-

- Kitchenette/ WC's
- Concrete Flooring throughout
- Capped Services
- Varying floor to height ceiling throughout, but the majority of it is 4.2 metres

There is a residential property above, with a roof garden on top. There is the possibility that access for the roof garden for the tenant will be permitted.

Rates

Interested parties are advised to make their own enquiries via the London Borough of Hackney



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Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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