

AVAILABLE TO LET

45 Vyner Street

45 Vyner S, London E2 9DQ



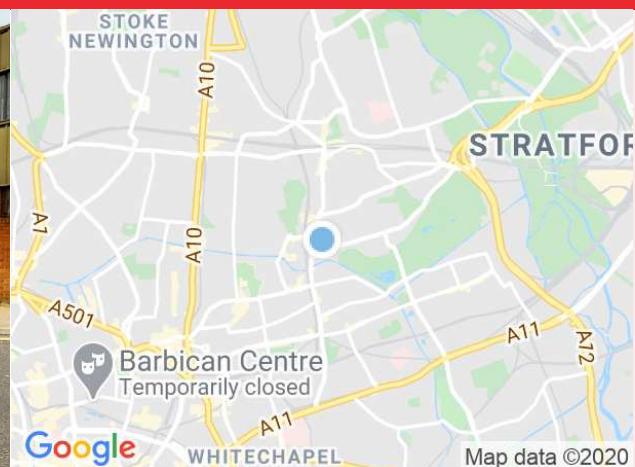
Office for rent, 4,180 sq ft, £25.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/49049-45-vyner-street-45-vyner-s>

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Canal facing warehouse office/studio/workshop to let

This unit consists of the entire 1st floor providing open plan layout with partitioned rooms, benefiting from excellent natural light.

The building is situated on the north side of Vyner Street. Start-ups are located in the area, alongside some of the most upcoming names in tech, media and other creative business including; Vynewood Studio and Wild Island Films. The area is well served with an abundance of coffee shops, bars and restaurants including; Workshop Coffee and The Hive.

Cambridge Heath (Overground Line), London Fields (Overground line) and Bethnal Green (Central line) are all within close proximity.

Highlights

- 24 Hour Access
- Canal views
- Excellent natural light
- Open plan layout with partitioned sections
- Good floor to ceiling height
- Warehouse conversion
- Potential parking via separate negotiation

Property details

Rent	£25.00 psf
S/C Details	TBC
Est. rates payable	£6.94 psf
Building type	Office
Size	4,180 Sq ft
VAT charges	VAT is applicable
Lease details	Full Repairing and Insuring Lease to be agreed directly with the Landlord (Flexible License would also be considered).

Floor	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status
First Floor	4,180	£25.00	£6.94	£133,509.20	B1	Available

More information

[Visit microsite](#)

<https://www.realla.co.uk/m/49049-45-vyner-street-45-vyner-s>

Contact us

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Quote reference: RENT-49003

Strictly by appointment

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