

TRADITIONAL FIRST FLOOR UNIT TO LET

SUITABLE FOR B1 USES (Workspace Providers Only)

Bethnal Green Library, Cambridge Heath Road, London E2 0HL | RENT: On Application



DESCRIPTION ...

The premises comprise of first floor accommodation, split into North and South suites within a Grade II Listed Building, situated above Bethnal Green Library. The premises benefits from modern facilities and natural lighting, accessed from the shared ground floor entrance. The premises are currently configured as open plan areas, in preparation for subdivided offices and break out areas. The premises benefit from:

- POLISHED WOODEN BRICK FLOOR
- ORIGINAL FEATURES
- KITCHENETTE & WC FACILITIES
- PASSENGER LIFT
- EXCELLENT NATURAL LIGHT
- ACCESS TO PUBLIC GARDENS

Approximate dimensions are as follows:

DIMENSIONS

First Floor	278.2 m ²	3,006 sq ft
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TENURE ...

A new FRI lease on terms to be agreed, subject to upward only rent reviews (to be granted outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954).

RENT ...

On application.

USE ...

The premises to be occupied by a workspace provider under B1 Use Class in accordance with the Town and Country Planning (Use Classes) Order 1987.

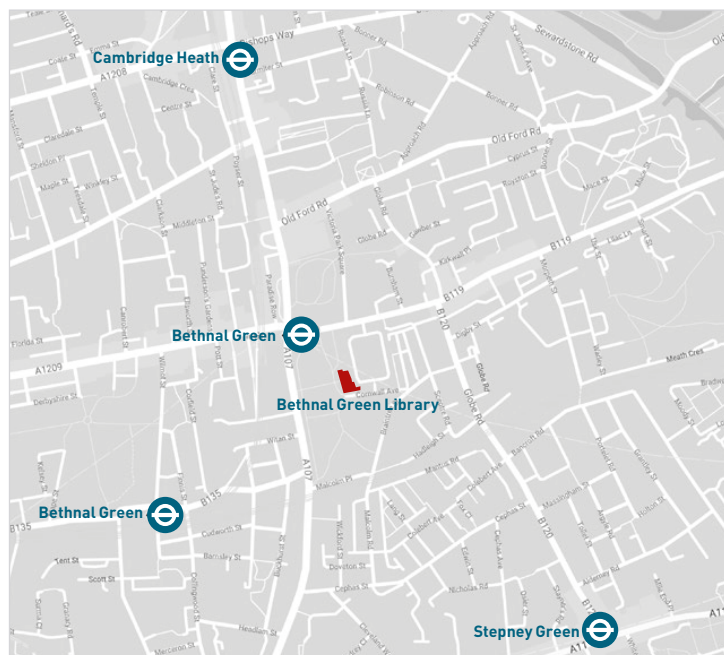
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LOCATION

The building is set back from Cambridge Heath Road within Bethnal Green Gardens, surrounded by open space for public use. The area is well known for its vibrancy and has a wide variety of bars, restaurants, coffee shops, office occupiers and leisure users. The property is close to Bethnal Green Underground Station and numerous bus routes into central London.



SERVICE CHARGE

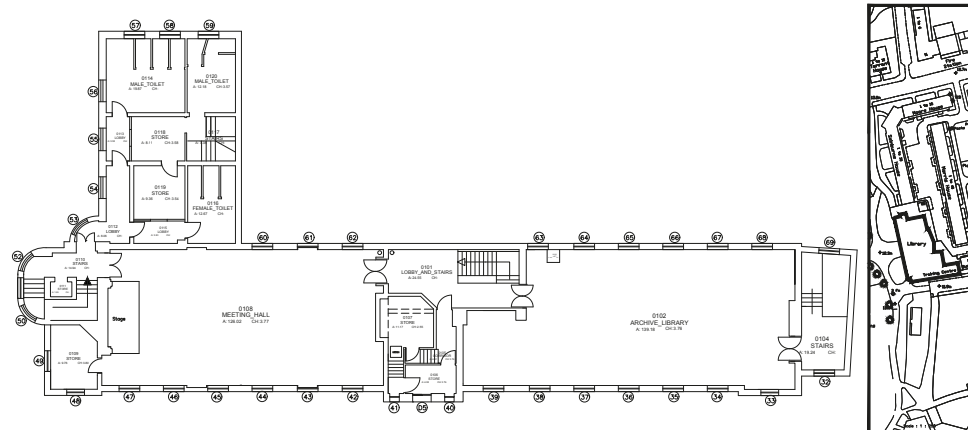
The tenant to pay a contribution to the building and estate service charge annually.

BUSINESS RATES

Any incoming tenant should make their own enquires.



Floor Plan



EPC

A copy of an EPC is available upon request.

VIEWING

For more information or to arrange a viewing please contact one of our team directly using the details below.

JEREMY PERCEVAL

T: 020 7538 2222

E: jeremyp@sfpgroup.com

CONNOR O'BRIEN

T: 020 3069 3410

E: connoro@sfpgroup.com

DUNCAN KNIGHT

T: 020 7536 2930

E: duncank@sfpgroup.com

SFP PROPERTY | 9 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



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