



PER ANNUM

**£114,000 Per Annum**

**Bethnal Green Road**

London, E2 9QH



#### LOCATION

The Site is conveniently situated just a one-minute walk (404 meters) from Bethnal Green Underground station, which serves the Central Line and Overground, and an eight-minute walk (0.4 miles) from Cambridge Heath station (Overground). The London Borough of Tower Hamlets is celebrated for its diversity and offers a wide array of cultural and leisure activities, with well-known areas such as Shoreditch, Spitalfields, Stratford, and Columbia Road all within an easy walk from the Site. Additionally, the vicinity boasts numerous dining options, including a variety of restaurants, cafes, and bars along Bethnal Green Road and the adjacent railway arches of Paradise Row. The area is also rich in greenery, with Victoria Park, the Queen Elizabeth Olympic Park, and Hackney Marshes all nearby.

#### DESCRIPTION

The fully fitted or CAT A office spaces feature open plan floorplates, meeting rooms, kitchen areas, breakout space, collaboration areas, and excellent natural light.

The building amenities provide a 24/7 building concierge, passenger lift, secure bike storage, showers facilities and lockers.

Tenants pay a single monthly fee, and leave the rest to us. From business rates and utilities to cleaning and Wi-Fi.

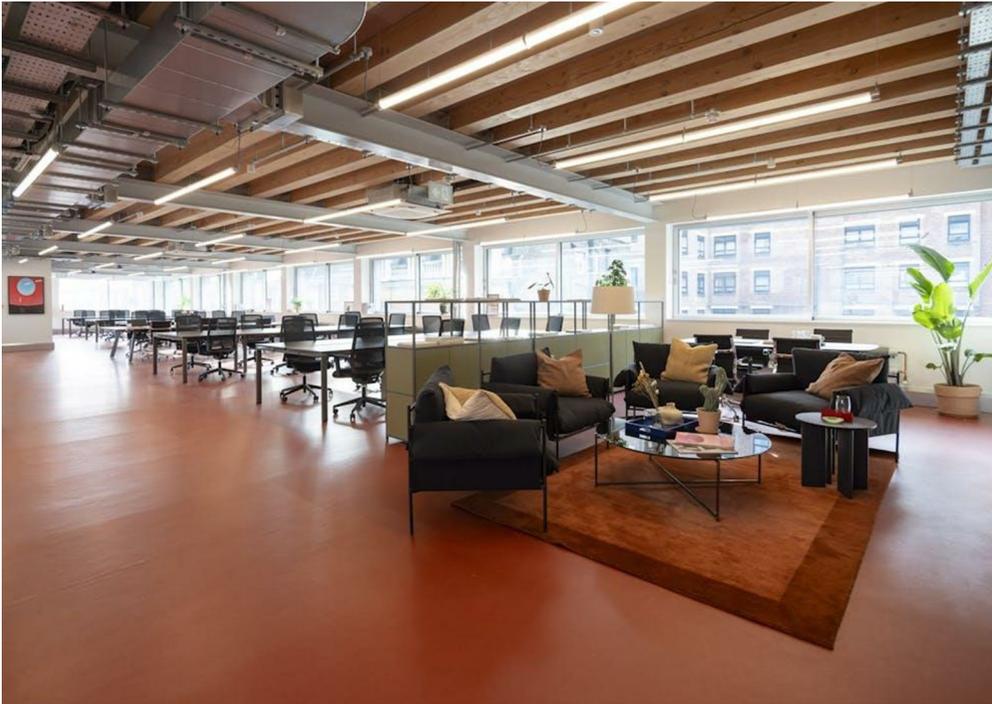
#### ACCOMMODATION

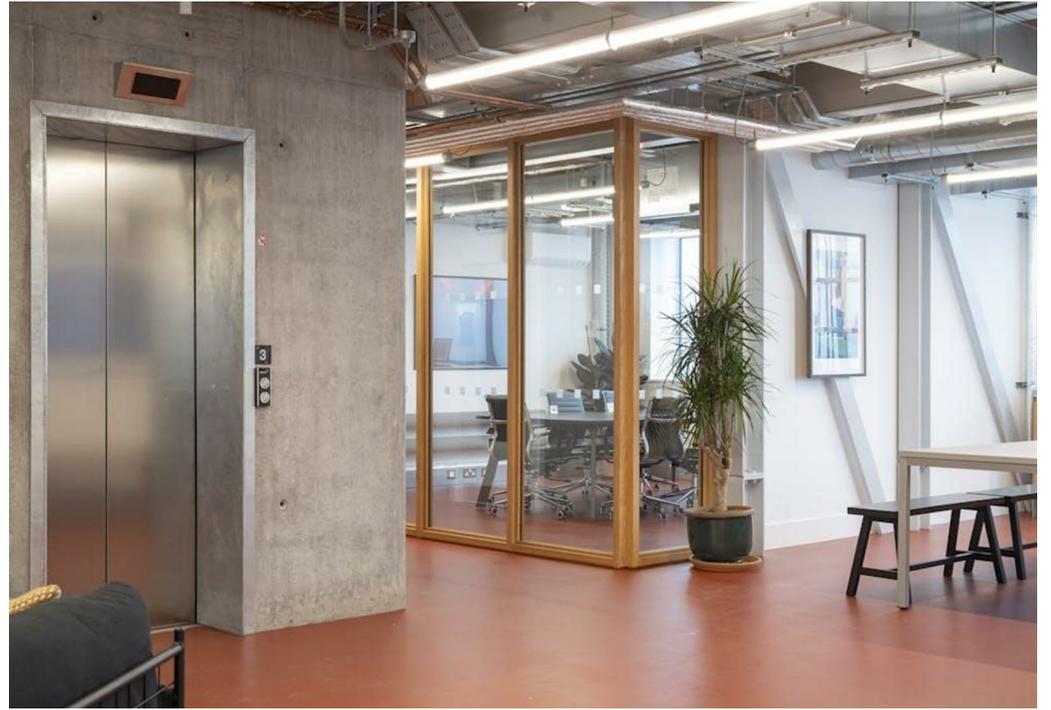
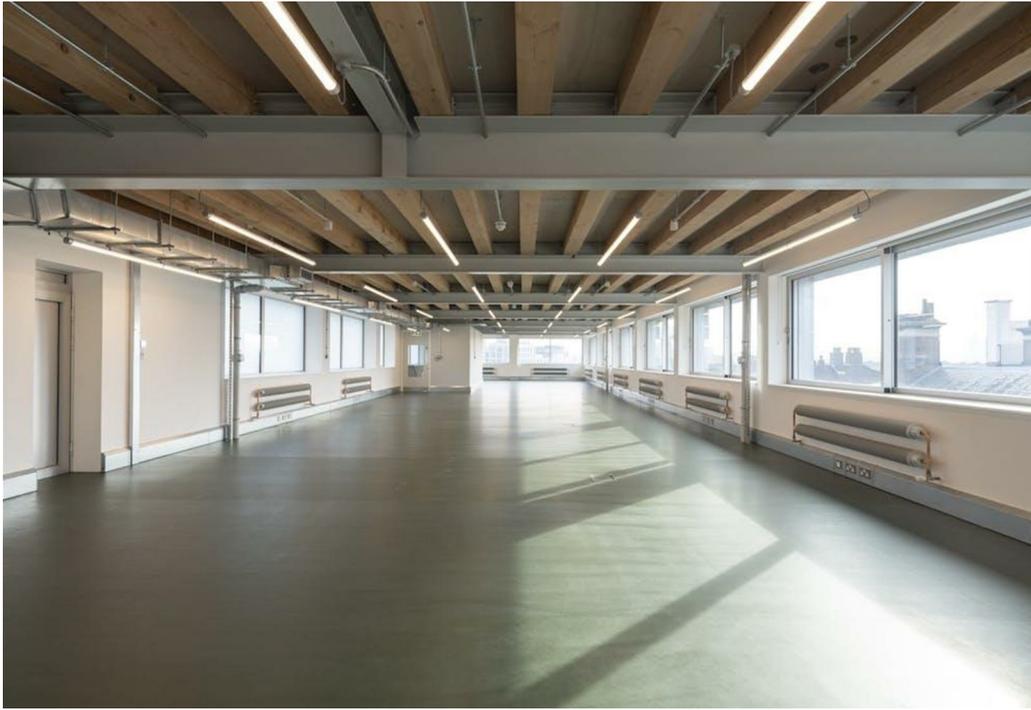
From : 1338 square feet

#### AMENITIES

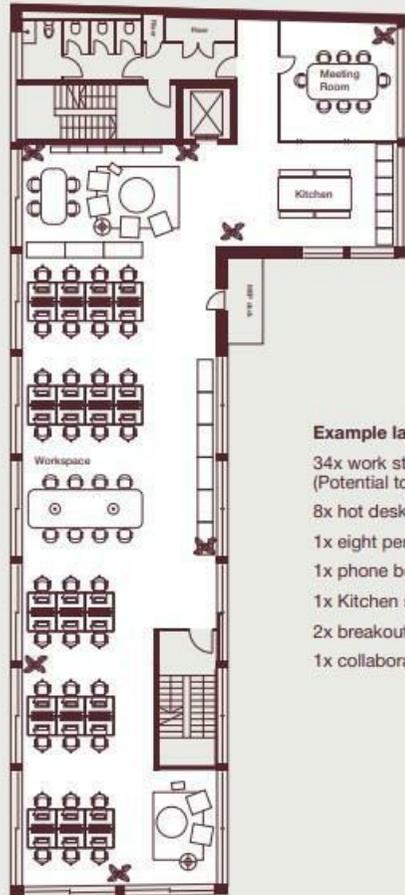
Fully Managed  
Building Concierge  
Secure Bike Storage  
Kitchenette  
Raised Access Flooring  
Meeting Room  
24/7 Access  
Shower Facilities  
Lockers

#### TERMS





## THIRD FLOOR



### Example layout

- 34x work stations  
(Potential to increase to 52)
- 8x hot desk stations
- 1x eight person meeting room
- 1x phone booth
- 1x Kitchen seating area
- 2x breakout area
- 1x collaboration area

N  
Plan not to scale.  
For indicative purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### OFFICE ADDRESS

88 Cheshire Street  
London  
E2 6EH

### OFFICE DETAILS

0207 739 6969  
info@peachproperties.com  
www.peachproperties.com