



PER ANNUM

**£30,000 Per Annum**

**Bethnal Green Road**

London, E2 0AA



#### LOCATION

The unit is conveniently situated 13 minute walk (0.6 miles) from Bethnal Green Underground station, which serves the Central Line and Overground, and an eight-minute walk (0.4 miles) from Shoreditch High Street 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 Brick Lane, Bethnal Green Road Market, Spitalfields, 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 property occupies the ground floor, lower ground floor of this mid-terrace building. The property was most recently used as a Solicitors office. Every floor is open plan and connected by a spiral staircase. The property benefits from a modern kitchen and W.C with shower.

#### ACCOMMODATION

Gross Internal Area: TBC

#### AMENITIES

Security Shutters  
On site shower  
Open plan  
WC

#### TERMS

New Lease - terms to be negotiated

#### Business Rates

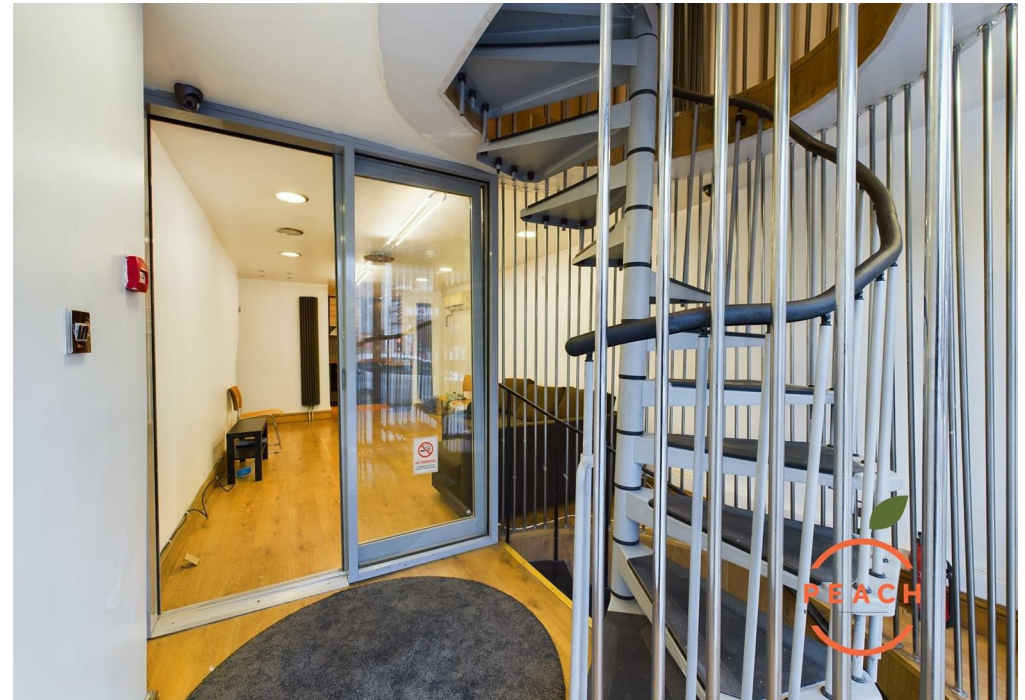
Parties are advised to make their own enquires with the local authority.

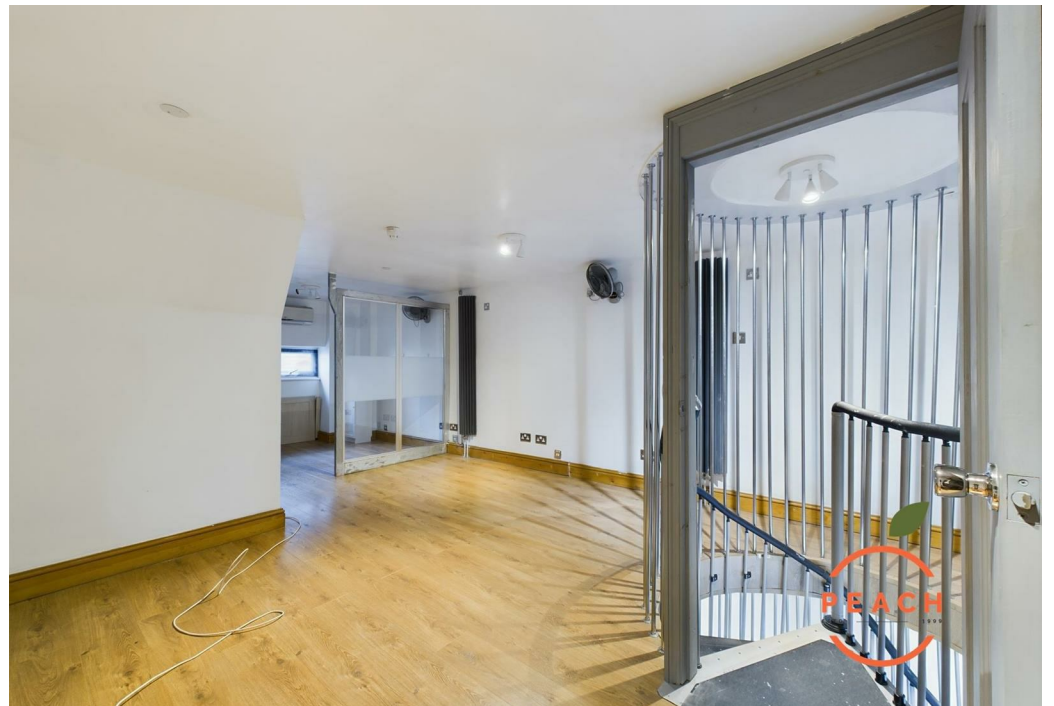
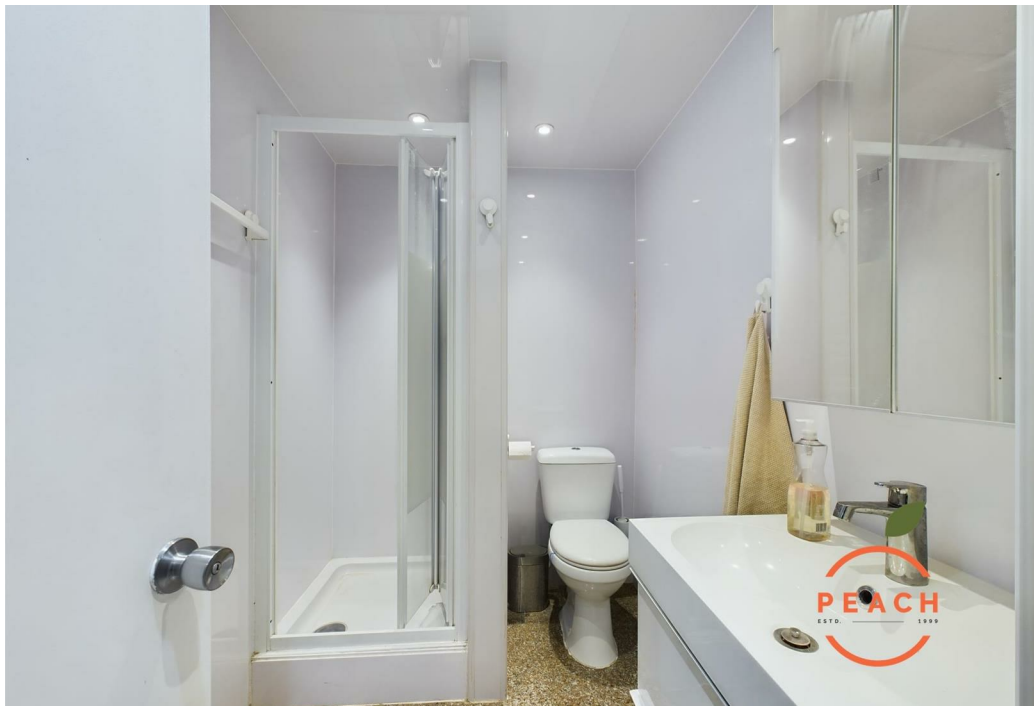
#### LEGAL COSTS

Each party bear own legal costs.

#### VIEWING

Strictly by appointment through Peach Properties







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