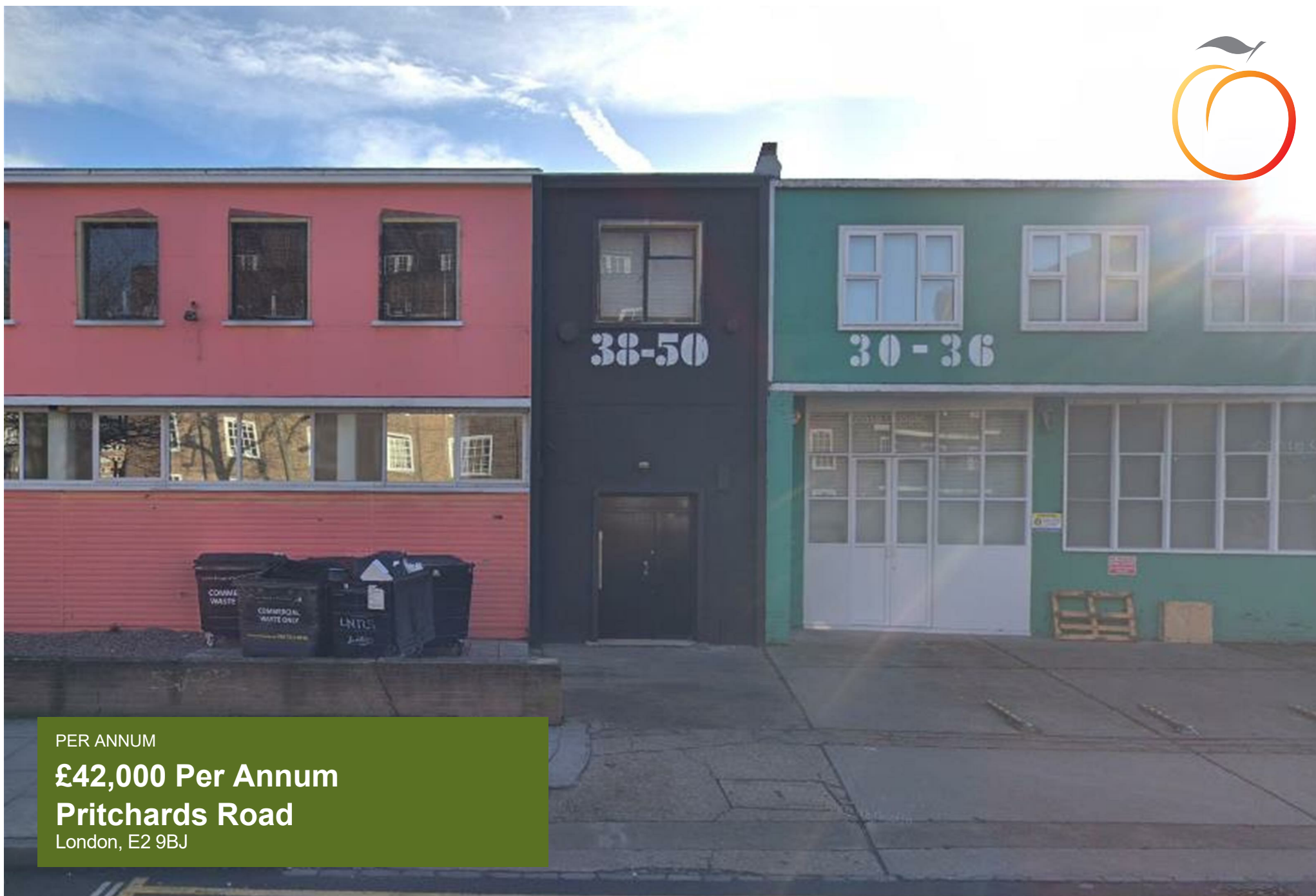




PER ANNUM

£42,000 Per Annum

Pritchards Road

London, E2 9BJ

DESCRIPTION

This modern, converted warehouse ground-floor space benefits from generous high ceilings throughout, and excellent natural light.

LOCATION

The property is prominently located on Pritchards Road, a stone's throw from Regent's Canal.

The area is flourishing with creative businesses such as in Containerville, a community of small businesses housed in upcycled shipping containers, and other independent retail and office spaces.

Broadway Market is just a short walk away and boasts a mix of pubs, cafes, restaurants, and street food vendors.

RENT

£3,500 pcm (excl bills)

AREA

1,183 sq ft

TERMS

Negotiable

VAT

VAT is payable on rental figure

VIEWINGS

By appointment only





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

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