



## THEYDON RD, LONDON E5



RENT £ 1,395 PCM

SIZE 371.51 SQFT

# Office

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

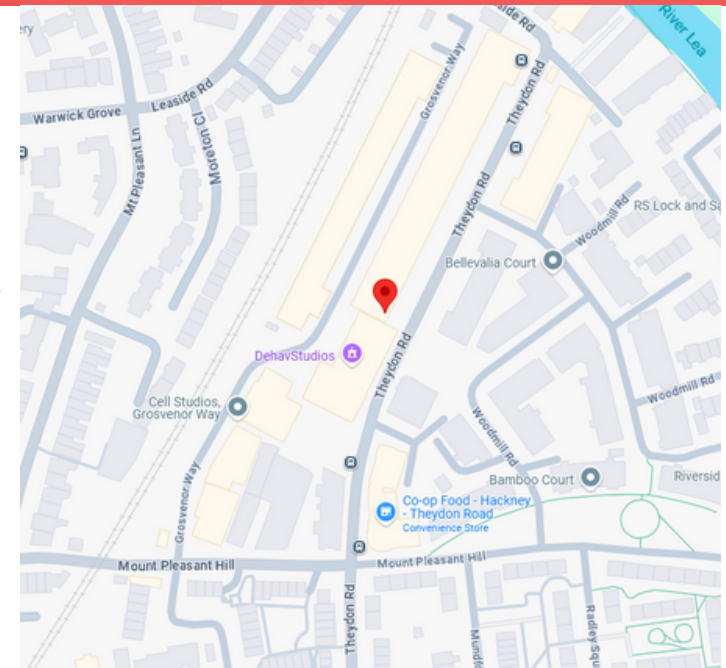
**VAT** MAY BE APPLICABLE.

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US





## ABOUT THE PROPERTY

- Discover a versatile 371.51 sq. ft. office space, ideal for various business needs. This unit includes 2 offices and a kitchen, offering a functional and flexible workspace designed to support your business.
- This office is surrounded by a dynamic blend of warehouses, offices, convenience stores, creative spaces, schools, and the Hackney Pharmacy and Clinic, creating an engaging and energetic environment. The nearby River Lea adds a touch of nature to the area. Whether it's for a quick coffee break or an important business meeting, the local scene enhances the appeal of this location.
- Exceptional Transport Connectivity with 1-min walk to Mount Pleasant Hills Bus Stops
- 3-min drive to Clapton Station, Offering seamless connections to key locations across London.
- Designed with productivity in mind, this office offers a dynamic and well-connected environment, perfect for growing and elevating your business.



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# Office



CLAPTON  
STATION,  
MOUNT  
PLEASANT  
HILLS BUS  
STOP

## Get in touch!



0203-935-4544



[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)



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Misdescriptions Act 1991

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