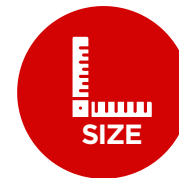




**GROSVENOR WAY,
LONDON E5**

Commercial
WAREHOUSE



£ 4,666.67 PCM

3,062.38 SQFT

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

VAT APPLICABLE

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

LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

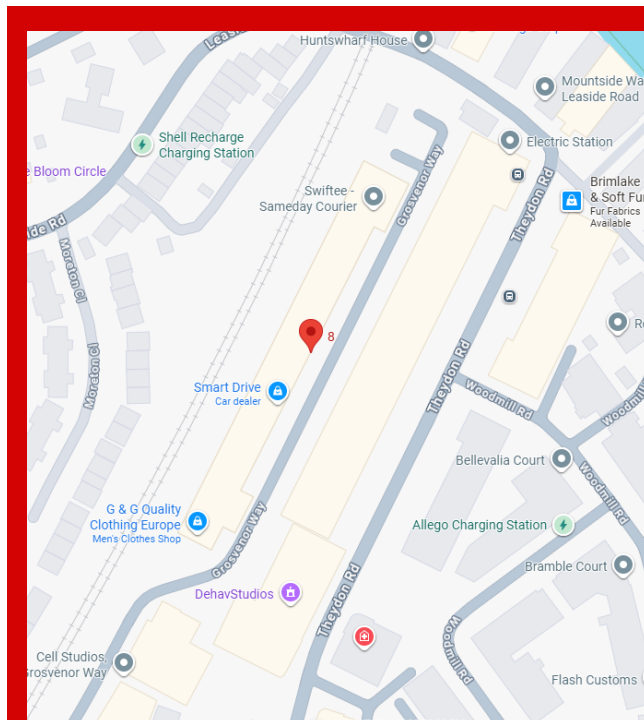
EPC RATING TBC

VIEWING PLEASE CONTACT US

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WAREHOUSES



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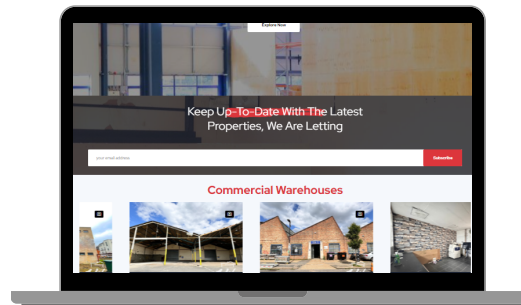


ABOUT THE PROPERTY

- Discover a spacious commercial property nestled in the vibrant heart of Hackney, London E5. Spanning 3,062.38 sq ft across two floors, this versatile space offers a blend of open-plan areas and private offices, catering to diverse business needs. The ground floor features expansive open spaces, while the first floor comprises private and shared offices, complete with a bathroom facility.
- Situated just a 5-minute walk from Mountain Pleasant Hill Bus Stop and a 3-minute drive to Clapton Station, this property ensures seamless access for your team and clients. Its strategic location enhances convenience and operational efficiency, connecting your business to the broader London network.
- The lease terms range from 3 to 10 years, providing stability and flexibility to accommodate your business's growth. A 3x3 deposit structure is required, and both service charge and VAT are applicable.
- Surrounded by diverse local businesses and professional services, the workspace offers a unique blend of energy, inspiration, and networking opportunities. It's the perfect environment to grow your business and connect with like-minded professionals.
- Whether you're scaling your operations, launching a new project, or expanding your commercial practice, this commercial property in Hackney E5 provides the layout, flexibility, and prime location to support your success.



**GROSVENOR WAY,
LONDON E5**



Contact Us

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- ✉️ **info@vibewarehouses.co.uk**



Commercial WAREHOUSE



FEATURES



CLAPTON TRAIN STATION



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.