



**GROSVENOR WAY,  
LONDON E5**

# Commercial WAREHOUSE



**£ 4,666.67 PCM**

**3,026.54 SQFT**

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

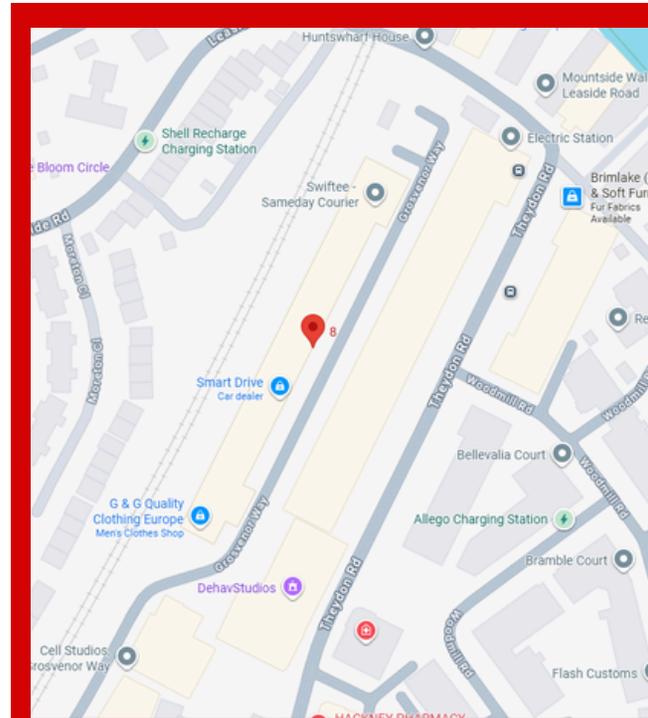
**VAT** APPLICABLE

**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



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

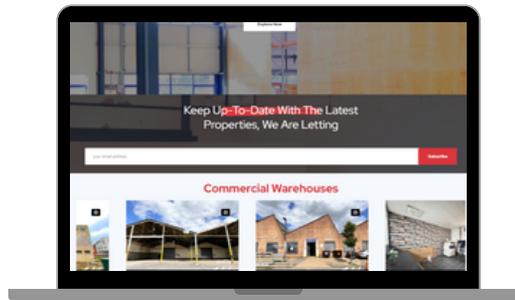


## ABOUT THE PROPERTY

- Discover a spacious commercial property in the vibrant heart of Hackney, London E5. Covering 3,026.54 sq ft across the ground and first floors, this versatile space combines open-plan areas with private and shared offices, complete with a toilet facility. The ground floor is ideal for collaborative work, while the first floor offers private offices for focused tasks. With 3-phase electric and gas available, this property is fully equipped to support diverse business operations.
- Just a 5-minute walk from Mountain Pleasant Hill Bus Stop and a 3-minute drive to Clapton Station, this property provides easy access for your team and clients. Its prime location ensures operational efficiency and connects your business seamlessly to the wider London network.
- The combination of a flexible lease, including 3-phase electric and gas, makes it an ideal choice for ambitious businesses.
- Situated in a thriving retail and creative district, the property is surrounded by diverse businesses and professional services, offering an energetic, inspiring environment and ample networking opportunities. It's perfect for scaling operations, launching new projects, or expanding a commercial practice.
- This Hackney E5 commercial property delivers the layout, flexibility, and prime location your business needs to grow. Schedule a personalized viewing today and see how this space can support your success.



**GROSVENOR WAY,  
LONDON E5**



## Contact Us

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# Commercial WAREHOUSE



## FEATURES



**CLAPTON TRAIN STATION**



Misdescriptions Act 1991

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