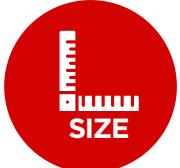


**445 WICK LANE,  
LONDON E3**

**Creative  
WORKSPACE**



**£ 1,732 PCM**

**720 SQFT**

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

**VAT** YES

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

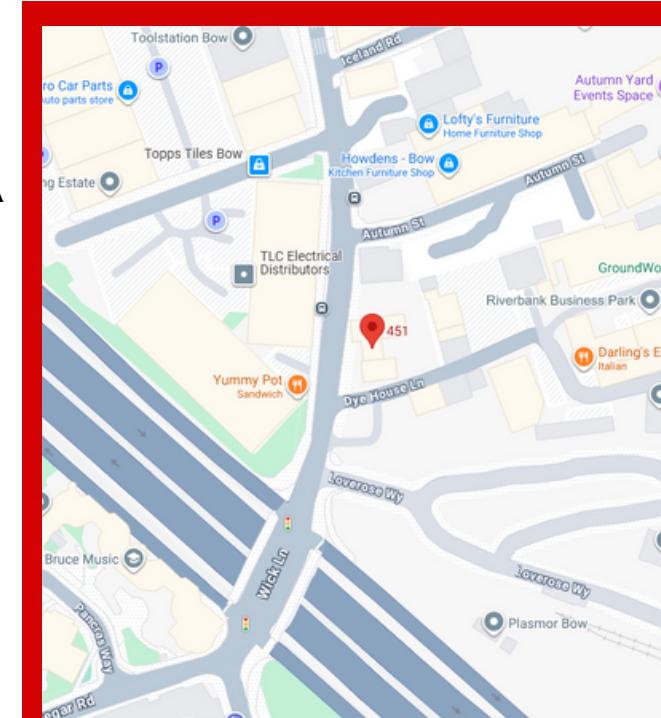
**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



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

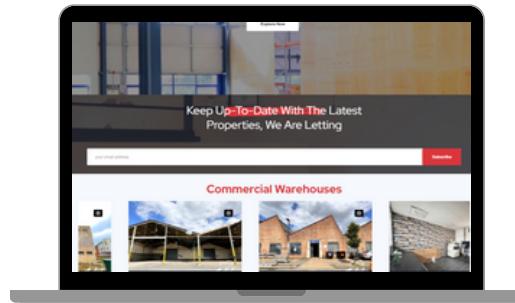


## ABOUT THE PROPERTY

- Step into this 720sqft creative workspace in East London, thoughtfully designed for entrepreneurs, media teams, designers, and startups. If you're seeking an East London creative workspace to rent, this space offers an open-plan layout across the first and second floors, it supports design, production, meetings, and daily operations, giving your business the flexibility and functionality it needs to grow in one of London's most dynamic districts.
- Located just moments from the iconic London Stadium, this workspace places you at the heart of East London's thriving creative ecosystem. The Autumn Street bus stop is only a 2-minute walk away, while Pudding Mill Lane & Bow Church stations are just a 5-minute drive. On-site parking with permit options ensures commuting is smooth and convenient for your team, clients, and collaborators.
- Rent this workspace for £1,732 PCM (excluding bills), with service charge (£360), electricity, and VAT included. No guarantor is required, and with flexible lease terms of 12–24 months and a simple 1x1 deposit, moving in is quick and stress-free. This is an outstanding opportunity for businesses seeking flexible offices in East London at excellent value.
- This workspace isn't just an office; it's a launchpad for growth. By joining a vibrant community of creatives, designers, and entrepreneurs, you'll collaborate, innovate, and scale your business



**445 WICK LANE,  
LONDON E3**



## Contact Us

- 0203-935-4544**
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- Harvest House, London, E5 9LU**
- [info@vibewarehouses.co.uk](mailto:info@vibewarehouses.co.uk)**



# Creative WORKSPACE



## FEATURES



**AUTUMN STREET BUS &  
PUDDING MILL LANE**

