



## GROSVENOR WAY E5

# Office



£ 650 PCM



274.63 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.

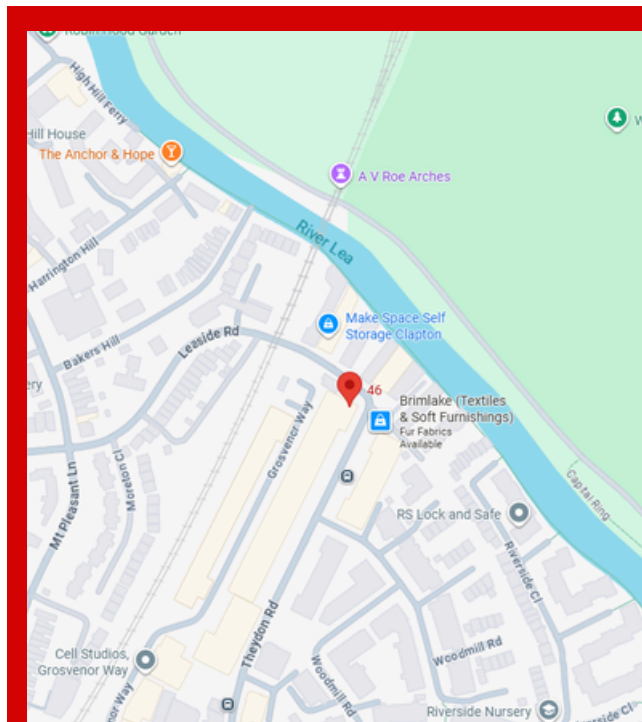
**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



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

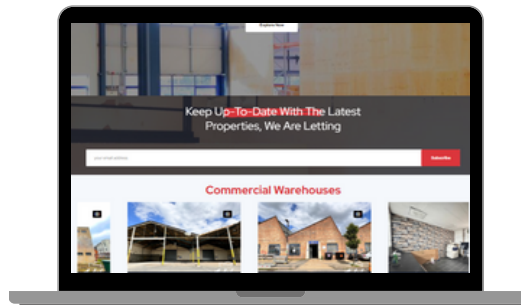


## ABOUT THE PROPERTY

- A bright, modern office space is now available to rent in Hackney E5 at Grosvenor Way, offering 274.63 sqft of well-designed workspace for just £650 per month (excluding bills). Situated on the first floor, this affordable office to rent in Hackney comes with no VAT or service charges, making it ideal for start-ups, freelancers, and small to medium enterprises looking for a cost-effective London base.
- Located in a thriving business hub, this Hackney E5 office to let sits amidst a community of creative studios, offices, schools, and convenience stores, fostering a dynamic and collaborative working environment. With Hackney Pharmacy & Clinic nearby, as well as multiple local amenities, it offers the perfect blend of productivity and convenience.
- Connectivity is effortless with Mountain Pleasant Hill Bus Stop just a 5-minute walk away and Clapton Station only 3 minutes by car, ensuring seamless access to central London and beyond. Its prime Hackney location provides easy commuting options for both your team and clients while connecting your business to the wider London network.
- Book a personalised viewing today and see how this prime London office space can become the next big move for your business success.



**GROSVENOR WAY  
E5**



## Contact Us



**0203-935-4544**



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



**Harvest House, London, E5 9LU**



**[info@vibewarehouses.co.uk](mailto:info@vibewarehouses.co.uk)**



# Office



## FEATURES



**CLAPTON STATION, MOUNT  
PLEASANT HILLS BUS STOP**



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.