

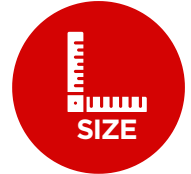


**445 WICK LANE,  
LONDON, E3**

# Creative WORKSPACE



**£ 1,180 PCM**



**400 SQFT**

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

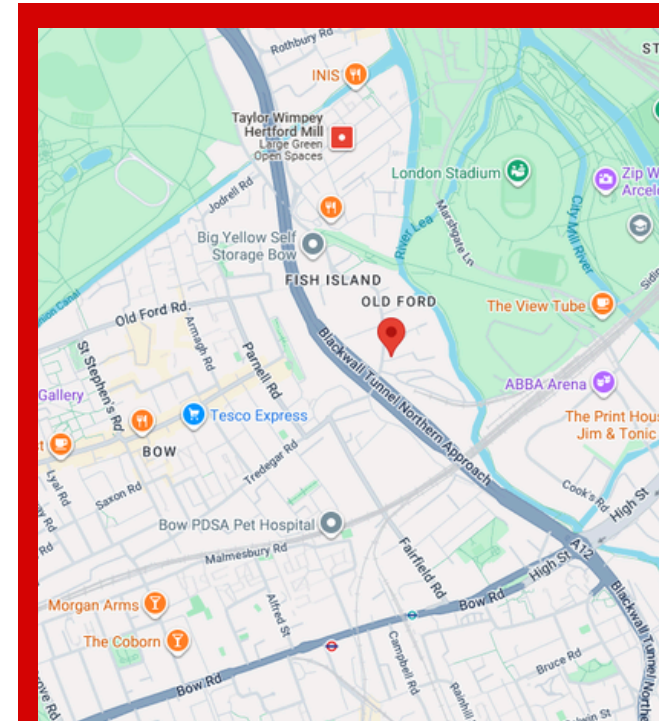
**VAT** YES

**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



**Vibe**  
WAREHOUSES



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

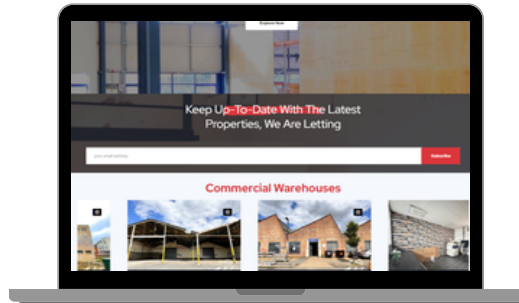


## ABOUT THE PROPERTY

- This bright, 400 sq ft open-plan unit is ideal for entrepreneurs, designers, media teams, and start-ups seeking a versatile, inspiring environment in one of London's most vibrant districts. Perfect for studio work, production, editing, meetings, and daily operations, it provides everything your growing business needs to succeed.
- At just £1,180 per month (excluding bills) with a £116.67 service charge, this unit is VAT-inclusive, and electricity is sub-metered for cost efficiency. The simple 1-month deposit and 1-month rent structure makes moving in smooth and stress-free. Flexible 12–24 month lease terms allow your workspace to scale alongside your creative projects.
- Located a short walk from the iconic London Stadium, this workspace connects you to East London's buzzing creative scene. Public transport is a breeze: Autumn Street Bus Stop is 2 minutes away, while Pudding Mill Lane and Bow Church stations are just 5 minutes by car. On-site pay-and-display parking and permit options make it convenient for your team and clients.
- This unit connects you to a community of like-minded creatives, designers, and entrepreneurs, fostering collaboration, networking, and inspiration. Affordable, well-located, and flexible, this East London creative workspace is perfect for businesses seeking growth in a dynamic district.



**445 WICK LANE,  
LONDON, E3**



## 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)**



# Creative WORKSPACE



## FEATURES



**AUTUMN STREET BUS &  
PUDDING MILL LANE**



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.