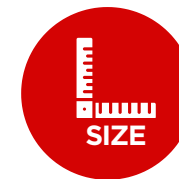




# Commercial WAREHOUSE

**VICTORIA PARK  
INDUSTRIAL CENTRE,  
ROTHBURY RD,  
LONDON E9**



**£ 4,000 PCM**

**2,454.09 SQFT**

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

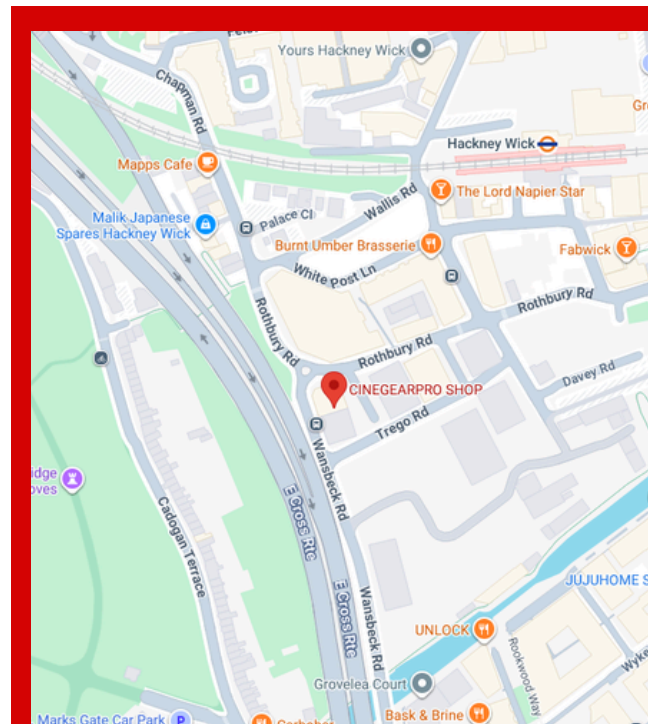
**VAT** NO

**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)

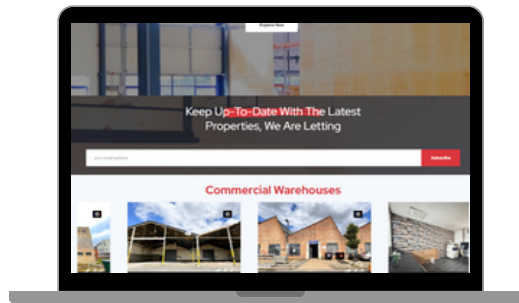


## ABOUT THE PROPERTY

- Discover a spacious and versatile 2,454.09 sq ft commercial warehouse available to rent at Victoria Park Industrial Centre, Rothbury Road, London E9. Situated within one of East London's most established industrial locations, this ground-floor warehouse unit offers an exceptional opportunity for businesses seeking high-quality industrial space, storage facilities, distribution operations, fulfilment services, light industrial use, and commercial workspace.
- Positioned close to Hackney Wick, Stratford, Victoria Park and the Queen Elizabeth Olympic Park, this commercial warehouse benefits from excellent connectivity to the A12, Central London and the wider East London business corridor. Whether you are expanding your operations, establishing a distribution hub, or securing additional storage space, this property provides the flexibility and accessibility modern businesses require.
- The unit is suitable for light industrial and storage use only and is available on a 5–10 year lease with rent reviews every three years. Electricity is available to the unit and charged separately based on usage. A service charge and insurance contribution are applicable, while there is no VAT payable on the rent. The property has an EPC rating of D and requires a six-month deposit. Please note that there is no on-site parking available, and automotive or vehicle repair uses are not permitted.
- Staff and customer accessibility is excellent, with Rothbury Bus Stop located just a 1-minute walk away and Hackney Wick Station only a short drive from the property. The location provides convenient access to Stratford, Canary Wharf, Shoreditch, Central London and major transport routes, making daily operations and logistics straightforward.
- Ready to grow your business in one of East London's most connected industrial locations? Contact our team today to arrange a viewing and secure this outstanding commercial warehouse opportunity.



### VICTORIA PARK INDUSTRIAL CENTRE, ROTHBURY RD, LONDON E9



## Contact Us

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# Commercial WAREHOUSE



## FEATURES



**ROTHBURY BUS STOP &  
HACKNEY WICK**



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.