



363 Cambridge Heath Road

Cambridge Heath, London, E2 9RA

E Class Premises

934 sq ft
(86.77 sq m)

- 2 Meeting Rooms
- Air Conditioning System
- 2 Shower Facilities
- WC Facility
- LED Lighting
- Electric Security Shutters

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Summary

Available Size	934 sq ft
Rent	£20,000 per annum
Business Rates	Exempt
EPC Rating	B

Description

The available commercial accommodation comprises a ground floor area that benefits from two meeting rooms, reception, an air conditioning system, two WC with shower facilities and modern LED lighting. The unit is suitable for a variety of E-Class operators, excluding restaurant use.

Location

The property is located on the East side of Cambridge Heath Road near its junction with Old Ford Road. An established mixed-use city fringe location, the area has good road access to the city. It is well served by public transport with Bethnal Green Underground Station and Cambridge Heath Road Rail stations within easy reach. Numerous London transport bus services also serve the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	934	86.77
Total	934	86.77

Viewings

Strictly by appointment only.

Terms

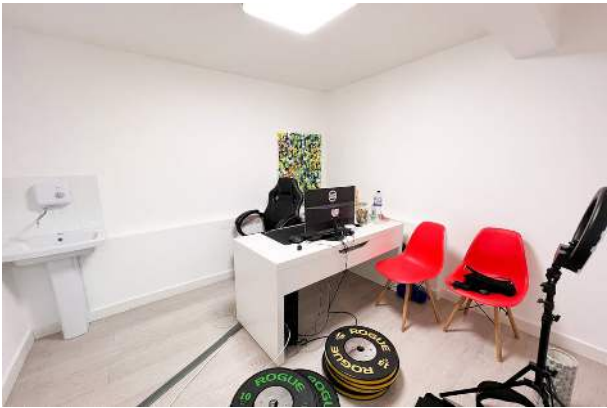
A new Sublease to be granted outside the security and provisions of the Landlord and Tenant Act 1954.

VAT

Not Applicable

Legal Costs

Each party to cover their own costs.



Viewing & Further Information

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