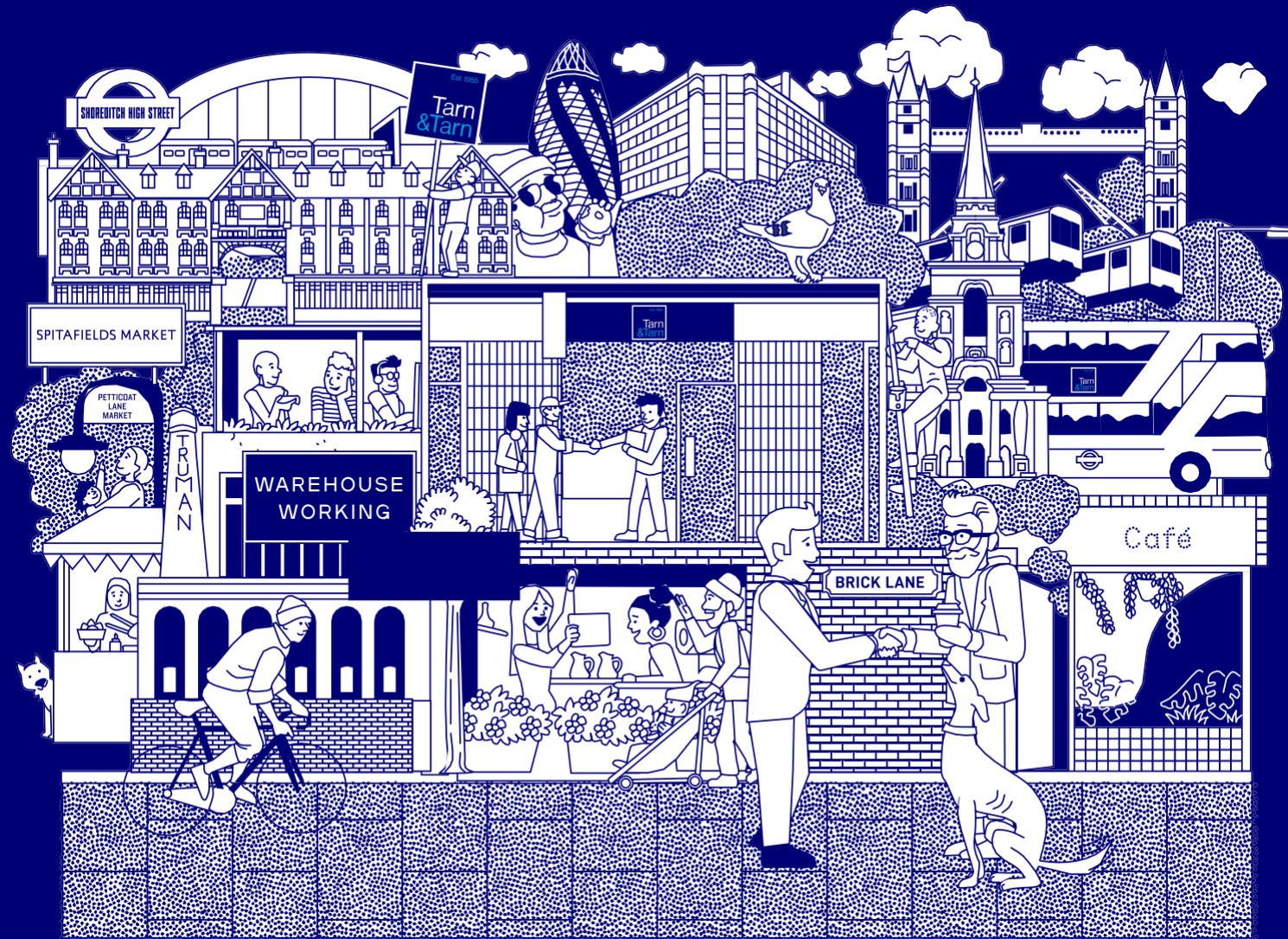


Est. 1955

Tarn &Tarn



**4 PALMERS ROAD,
BETHNAL GREEN,
E2 0FA**

**LONG LEASEHOLD
E-CLASS SPACE
FOR SALE
790 SQFT**

DESCRIPTION

The available office space comprises a self-contained ground floor and mezzanine workspace situated within a mixed-use development. It boasts ample natural light, creating a well-lit environment, and is equipped with amenities including a kitchenette, WC and shower facility, and a communal terrace. This unit is ideal for businesses seeking cost-effective office space in East London.

SUMMARY

- Excellent Natural Light
- Kitchenette
- WC & Shower Facility
- Mezzanine Floor
- Communal Terrace





LOCATION

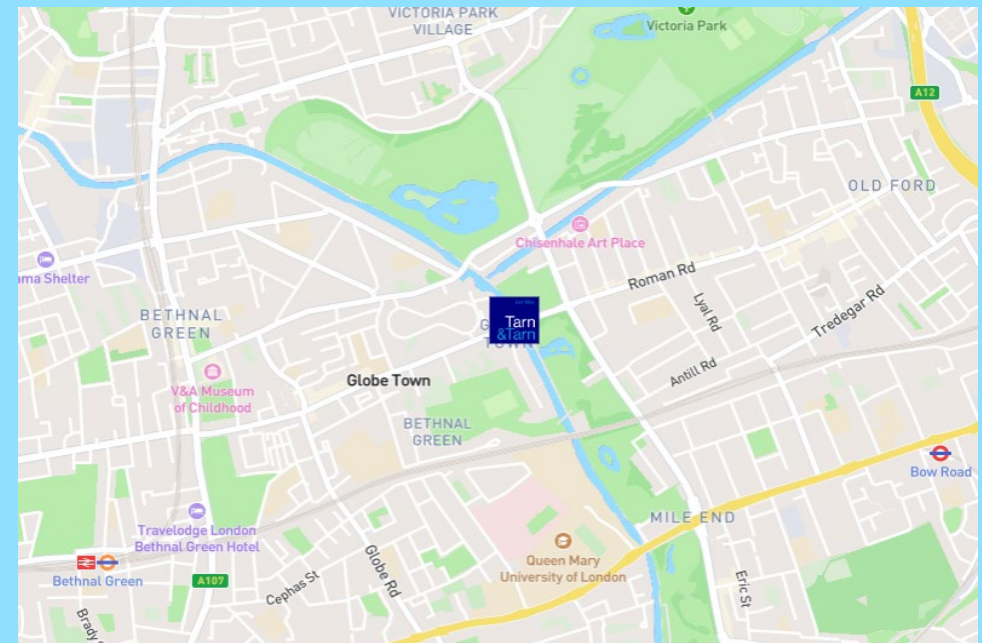
THE AREA

Located on Palmers Road which runs parallel to Regents Canal, just to the south of Roman Road. This is a very popular residential and commercial location and many points of interest are nearby including Mile End Park, Art Pavilion and Athletic Stadium. In addition, comprehensive retail and catering facilities are readily accessible on Roman Road, including its famous street market. Mile End and Bethnal Green Underground Station are both within walking distance.



TRANSPORT

-  Mile End (15-minute walk) – **Central, Hammersmith & City** and **District Line**
-  Stepney Green (18-minute walk) – **Hammersmith & City** and **District Line**
-  Cambridge Heath Road (18-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	M ²
Mezzanine & GROUND FLOOR	790	73.39
TOTAL	790	73.39

SUMMARY

Available size	790 sqft
Price	£325,000
Business Rates	TBC
Service Charge	TBC
Legal Fees	Each party to bear their own costs.
EPC Rating	Upon Enquiry

BUILDING INSURANCE

Current Cost: TBC

TERMS

Long Leasehold 999 Year lease from 2004 (970 Years
Unexpired)

VAT

Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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