

Est. 1955

Tarn &Tarn



2B VYNER STREET
HACKNEY
LONDON
E2 9DG

CONTEMPORARY
COMMERCIAL SPACE
742 SQFT

DESCRIPTION

An exceptional design-led commercial space arranged predominantly over ground floor level, ideal for showroom, gallery, studio or creative retail use. The property has been finished to a high standard throughout, featuring striking interiors, excellent ceiling heights, bespoke shelving, statement lighting and strong natural light to the front elevation. The accommodation is largely open plan with additional ancillary and storage areas to the rear, offering excellent versatility for a range of occupiers. The unit presents a rare opportunity to occupy a highly characterful space within one of East London's most creative and design-led locations.

SUMMARY

- Excellent natural light throughout
- Strong floor to ceiling height
- Suitable for, office, studio and cafe use
- Characterful creative-style premises
- Walking distance to Cambridge Heath Station
- Located within a vibrant East London creative district





LOCATION

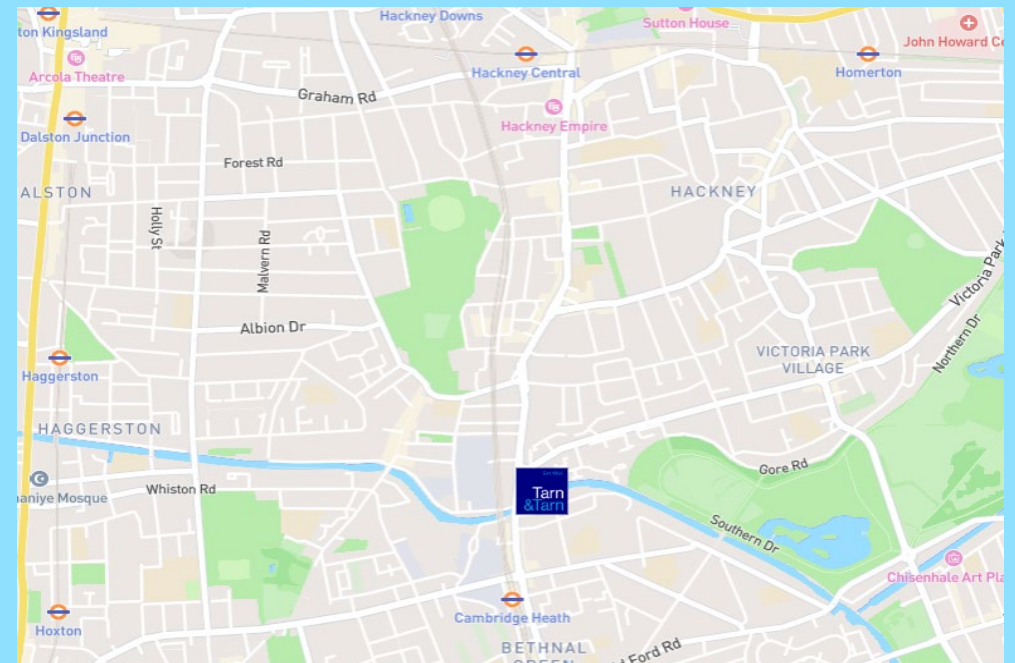
THE AREA

Positioned on the well-known Vyner Street, the property sits within one of East London's most established creative and design-led locations. The surrounding area offers a vibrant mix of independent cafés, restaurants, galleries and studio occupiers, creating strong footfall throughout the day and evening. Nearby operators include Ombra, Bistrottheque and a range of architectural, fashion and creative businesses. The location is particularly popular with media, design and lifestyle occupiers seeking a characterful East London presence. Excellent transport links are provided via Cambridge Heath Overground and Bethnal Green Underground stations, with Shoreditch, London Fields and Victoria Park all within easy reach.



TRANSPORT

- 🚆 Cambridge Heath (6-minute walk) – **Overground Line**
- 🚆 Bethnal Green (11-minute walk) – **Central Line**
- 🚆 London Fields (12-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	742				
TOTAL	742	£30,000	N/A	£8,404	£38,404

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

To Be Confirmed

VAT

Applicable



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&Tarn

VIEWINGS

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