

2 Hague Street, Bethnal Green, London, E2 6HN

TO LET

Class E Retail / Leisure / Gym /
Healthcare / Office

7,250 sq ft / 673.6 sq m

£29.50 per sq ft

Unique, fully self-contained character building in Bethnal Green



- Fully self-contained Class E building
- Good loading through 2 sets of double doors
- Secure shutters
- Exposed brickwork, vaulted ceilings and exposed beams
- New air conditioning throughout
- Partial soundproofing
- Excellent natural light via skylights
- Ability to create entirely open plan layouts on both floors
- Service charge includes insurance

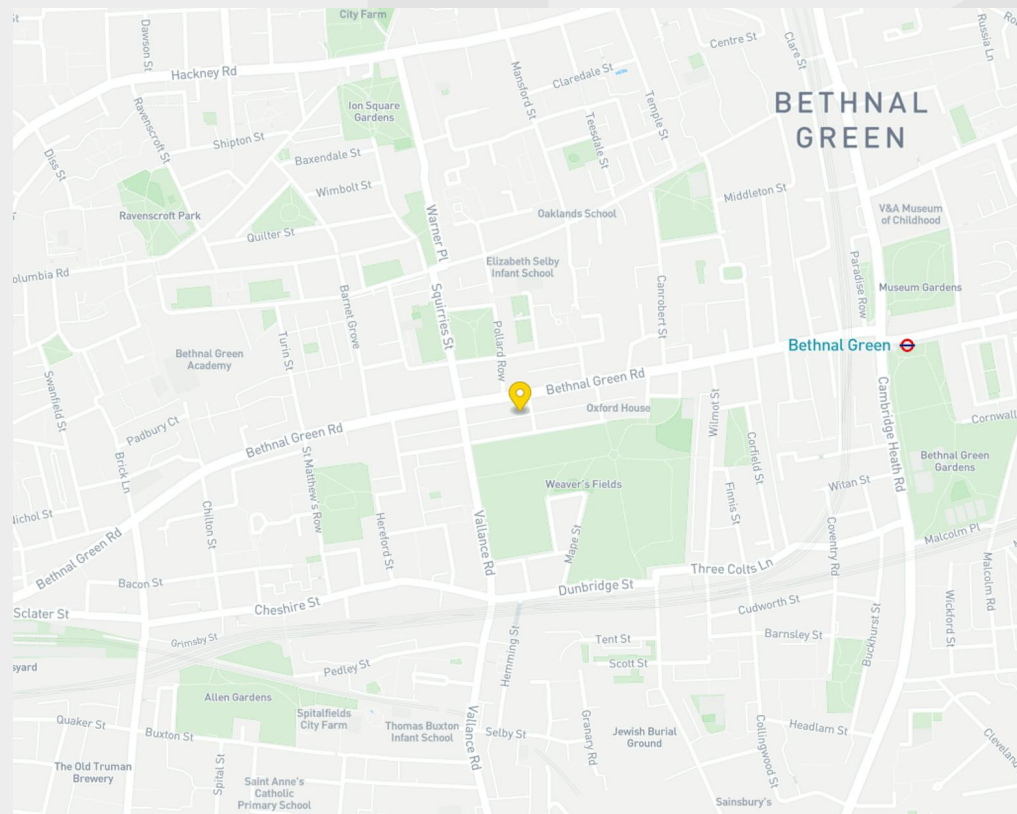
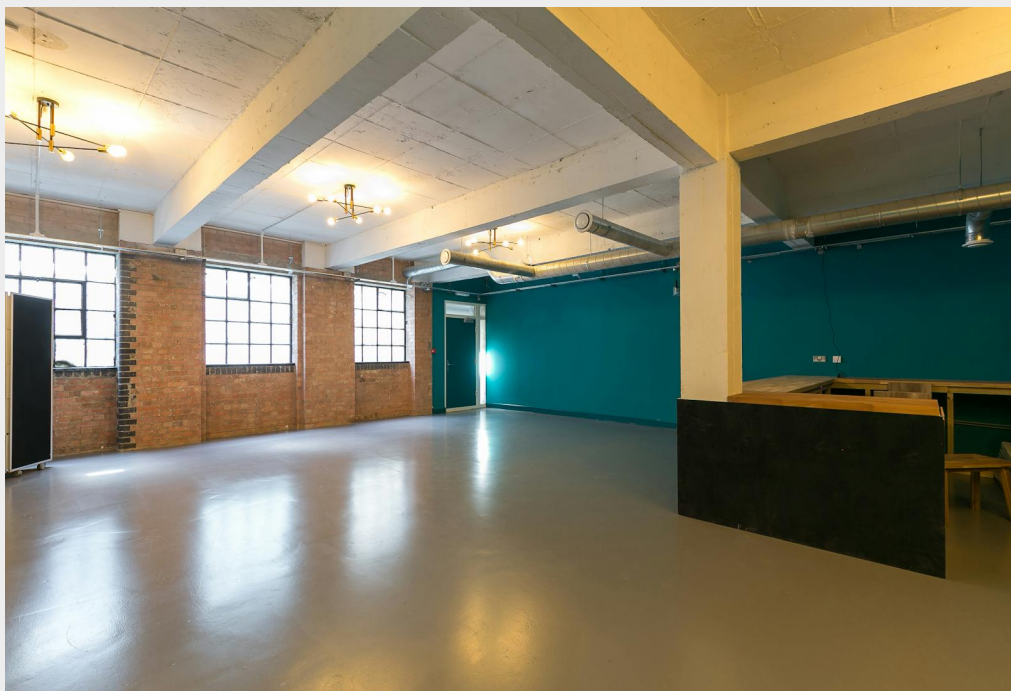


Description

A two-storey former warehouse building fronting Hague Street, with an extensive frontage to Voss Street providing good front and side access through secure shutter doors. The ground floor consists of two large studio spaces with a generous reception room to the front and shower/WC facilities to the rear. The first floor is mostly open plan space with large changing/waiting rooms available. With strong floor to ceiling heights on the ground floor, the first-floor benefits from vaulted ceilings, exposed beams, and skylights for excellent natural light. The unit also has potential to create entirely open plan layouts on both floors.

Location

Hague Street is located on the borders of Bethnal Green and Shoreditch. The property is within a 8 minute walk to Bethnal Green (Overground and Central line) and Whitechapel (District and Hammersmith, Elizabeth Line and Overground) station is a 10 minute walk. The building benefits from numerous bus routes running from Bethnal Green Road.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st	3,316	308.07	-	n/a	n/a	-	Available
Ground	2,967	275.64	-	n/a	n/a	-	Available
Basement	967	89.84	-	n/a	n/a	-	Available
Building	7,250	673.55	£29.50	£9.27	£0.41	£23,671.25	Available

Tenure

New Lease

EPC

D

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Jon Cuthbert
07817 657 079
jon.cuthbert@strettons.co.uk

Joe Meisel (Belcor)
07872350838
jm@belcor.london



Further Information

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