

## AVAILABLE TO LET

# 4 Triangle Road, E8

4 Triangle Road, London E8 3SP





Office for rent, 3,151 sq ft, £28.50 psf

To request a viewing call us on 0203 911 3666 For more information visit https://realla.co/m/31381-4-triangle-road-e8-4-triangle-road

George Brereton georgeb@stirlingackroyd.com

Lucy Stephens lucys@stirlingackroyd.com



The Cat & Mutton



Tudor Rd

Map data ©2019

Mangle E8 Texaco



A self contained B1/D1 ground floor space to let appealing to a range of occupiers such as creative and design agencies who will benefit from the ample windows providing excellent natural light

A 3,151 sq ft D1/B1 mostly open plan space situated on the East side of Triangle Road, close by to Westgate Street. Nearby occupiers include the variety of office, leisure, retail, bars and eateries of Broadway Market.

The unit provides excellent transport links, including several buses into The City & West End, as well as being a short walk from London Fields and Cambridge Heath Stations providing easy access to Liverpool Street Station.

#### **Highlights**

- Excellent natural light at ground floor
- Prominent return frontage
- · Good ceiling height
- Self contained accommodation
- Close proximity to London Fields Station
- Kitchenette
- Male and female WC's
- B1/D1 usage
- Open plan

### **Property details**

Rent	£28.50 psf		
Est. S/C	£3,700 per annum		
Rates detail	TBC		
Building type	Office		
Planning class	D1		
Secondary classes	B1		
Size	3,151 Sq ft		
Lease details	Offered on a new full repairing and insuring lease for a term to be agreed.		

Floor	Size sq ft	Rent psf	Total pa	Status
Ground Floor	3,151	£28.50	£89,803.50	Available



Visit microsite

https://realla.co/m/31381-4-triangle-road-e8-4-triangle-road

St. Joseph's Hospice

#### Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

- www.stirlingackroyd.com/commercial
- **\**0203 911 3666
- commercial@stirlingackroyd.com
- f facebook.com/StirlingAckroyd/

George Brereton

Stirling Ackroyd

**\** 0203 911 3668

Lucy Stephens

Stirling Ackroyd

**\**02039113667

■ lucys@stirlingackroyd.com

Samantha-Jo Roberts

Stirling Ackroyd

**\**0203 911 3672

samanthajor@stirlingackroyd.com

Jon Cuthbert

Strettons

**\**020 7614 0901

themselves and for the vendors or lessors of this property for whom they may or may not act, give themselves and for the vendors or lessors of this property for whom they may or may not act, give themselves and for the vendors or lessors of this property for whom they may or may not act, give the contract, (ii) Stirling Ackroyd part of any offer or contract, (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their John Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.