



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>

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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
S/C Details	TBC
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

### More information

[Visit microsite](#)

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### Contact us

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