



Bethnal Green Road E2

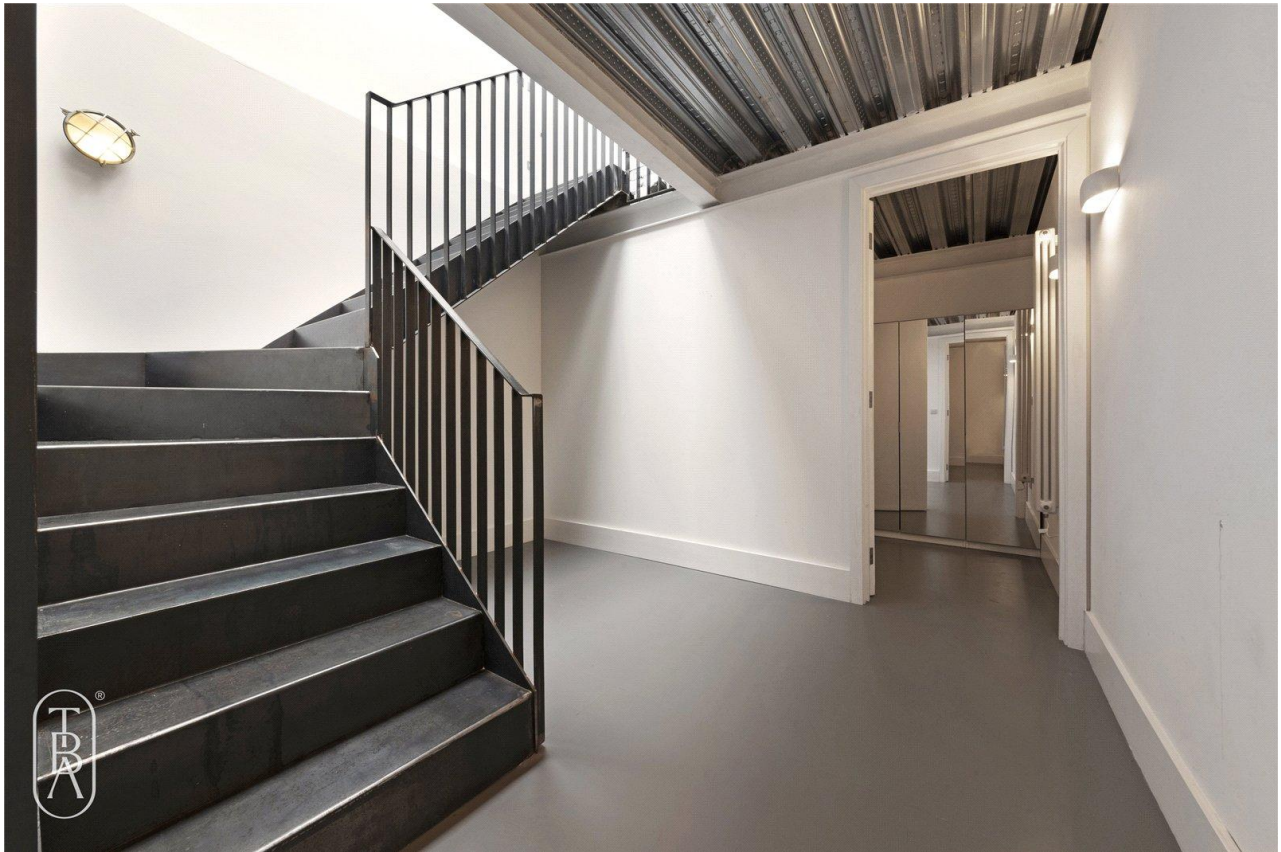
Use Class: E

844 sqft (approx)

Set within a modern building in the heart of Bethnal Green Road, East London, this distinctive 844 sqft (approx) commercial space for office or studio use (Class E) occupies the ground and lower-ground floors to the rear of the development.

- Contemporary studio space
- Plenty of natural light
- Split level

The Bespoke Agent™



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The ground floor is naturally bright, with overhead skylights drawing daylight into the space. A poured resin floor runs throughout, complemented by an open-tread staircase and metal-fabricated balustrade, giving the interior a clean, contemporary character. A dedicated shower room provides additional amenity.

The lower-ground floor is arranged as two separate studio rooms, offering flexibility for workspace, meeting rooms or creative use. There is also generous ancillary space beneath the staircase, ideal for storage or supporting functions.

Positioned centrally on Bethnal Green Road, the property is well placed for the shops, cafés and amenities of Bethnal Green, Shoreditch and Brick Lane, with excellent transport connections across East London and into the City.





Use Class: E

Available From: 20th August 2026

Service Charge: TBC per annum (approx.)

Ground Rent: N/A

Parking: N/A

Local Authority: Tower Hamlets

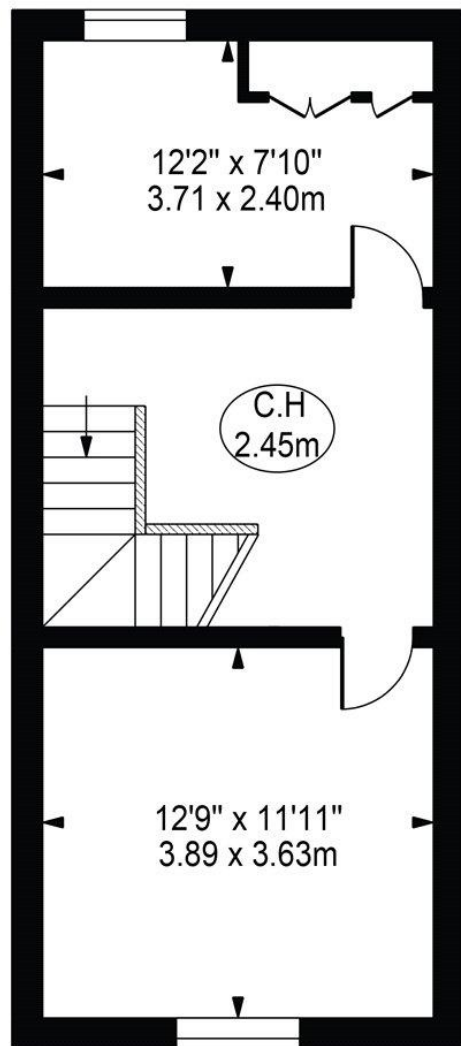
Rateable Value: £15,250 per annum (approx.)

Rates Payable: £6,588 per annum (approx.)

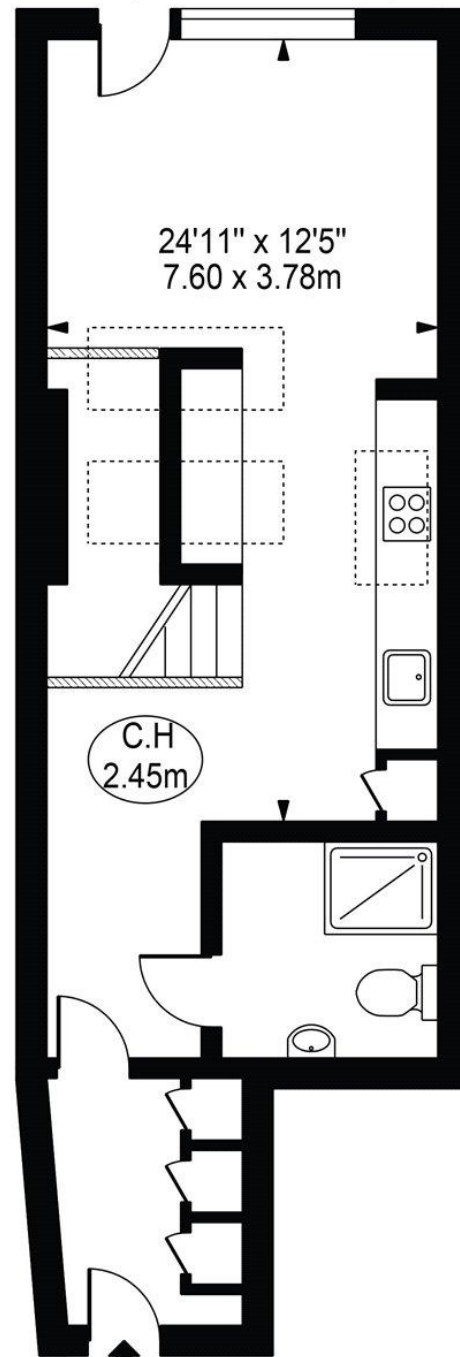


Bethnal Green Road

Approx. Gross Internal Area 844 Sq Ft - 78.42 Sq M



Lower Ground Floor
(389 Sq Ft - 36.10 Sq M)



Ground Floor
(455 Sq Ft - 42.32 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.