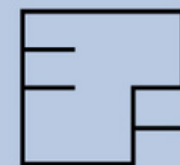




11-19 VYNER STREET LONDON, E2 9DG

A rare opportunity in the heart of East London to acquire the freehold interest of a warehouse styled commercial building of c4,600 sq ft with future re-development potential.



**EAST
FIRST**
REAL ESTATE

EXECUTIVE SUMMARY

- This warehouse building, running adjacent to the Regents Canal, is located on the highly sought after Vyner Street, famous for its eclectic mix of canalside warehouse buildings and creative/artistic occupiers.
- Located within the London Borough of Tower Hamlets, the buildings are situated within close proximity to Victoria Park, London Fields and Broadway Market.
- The existing two-storey warehouse building is currently allocated as Use Class E and comprises approximately 4,600 sq ft (GIA) as broken down below:
 - Ground Floor - c.2,510 sq ft
 - First Floor - c.2,090 sq ft
- The building is likely to appeal to owner occupiers, investors and mixed use developers.
- Clear potential to add value via upward extension, internal refurbishment and repositioning.
- Vyner Street benefits from excellent transport links being situated 0.3 miles from Cambridge Heath Overground Station as well as 0.6 miles from both Bethnal Green Underground Station and London Fields Overground Station.
- The freehold interest is to be sold unconditionally and with Vacant Possession



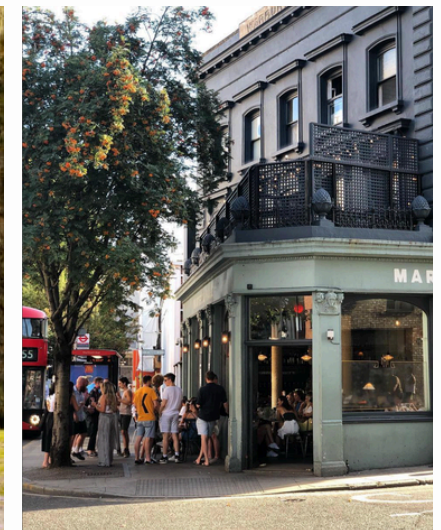
LOCATION

Directly fronting the attractive Regent's Canal, Vyner Street offers a unique combination of peaceful waterside living amidst the heart of East London's vibrant and thriving creative / artistic sectors.

Located within half a mile from London Fields, the area perfectly blends innovative, contemporary development while maintaining the unique industrial edge of Hackney's heritage. With railway arches transformed into artist studios and artisan bakeries, the area consistently attracts young creatives forming one of London's most dynamic and desirable neighbourhoods.

Nestled away in a quiet, canal-side street, residents of Vyner Street need only to wonder around the corner to access a wealth of amenities. With countless restaurants and bars on Mare Street, and the popular Broadway Market located within a 10 minute walk, many of London's best independent eateries, cafés and boutiques are within easy reach. Only a short stroll away are both Victoria Park and London Fields, allowing residents to enjoy some of London's most cherished green space as well as the facilities of London Fields Lido.

Nearby, Cambridge Heath Station offers convenient links to London Liverpool Street in just 8 minutes. The surrounding cycle route network enables traffic-free access into Islington, Stratford and the City via the canal towpath.



BUILDING DESCRIPTION

The building sits on the Northern end of Vyner Street close to its intersections with both Mowlem Street and Cambridge Heath Road. The street is characterised by its industrial features and is host to a wide range of art galleries, independent businesses, creative studio space as well as residential offerings.

The building presently comprises ground floor warehouse / distribution space with an associated rollershutter providing access for incoming and outgoing products. The total square footage of the ground floor amenity is 2,510 sq ft with generous ceiling heights of c.4 metres making it suitable for a wide range of alternate uses. The property also benefits from an enclosed yard at ground floor level which is part covered by the office space above.

The first floor consists of c.2,090 sq ft of Use Class E office space which is occupied by the freeholder. The condition of the space fits the purpose of the occupiers current needs however with a light touch refurbishment, would represent high quality, warehouse styled space in keeping with the industrial make-up of the street and wider local area.

The surrounding streetscape dictates that further upward extension in the airspace of the building for either residential or commercial space is achievable.



PHOTOS

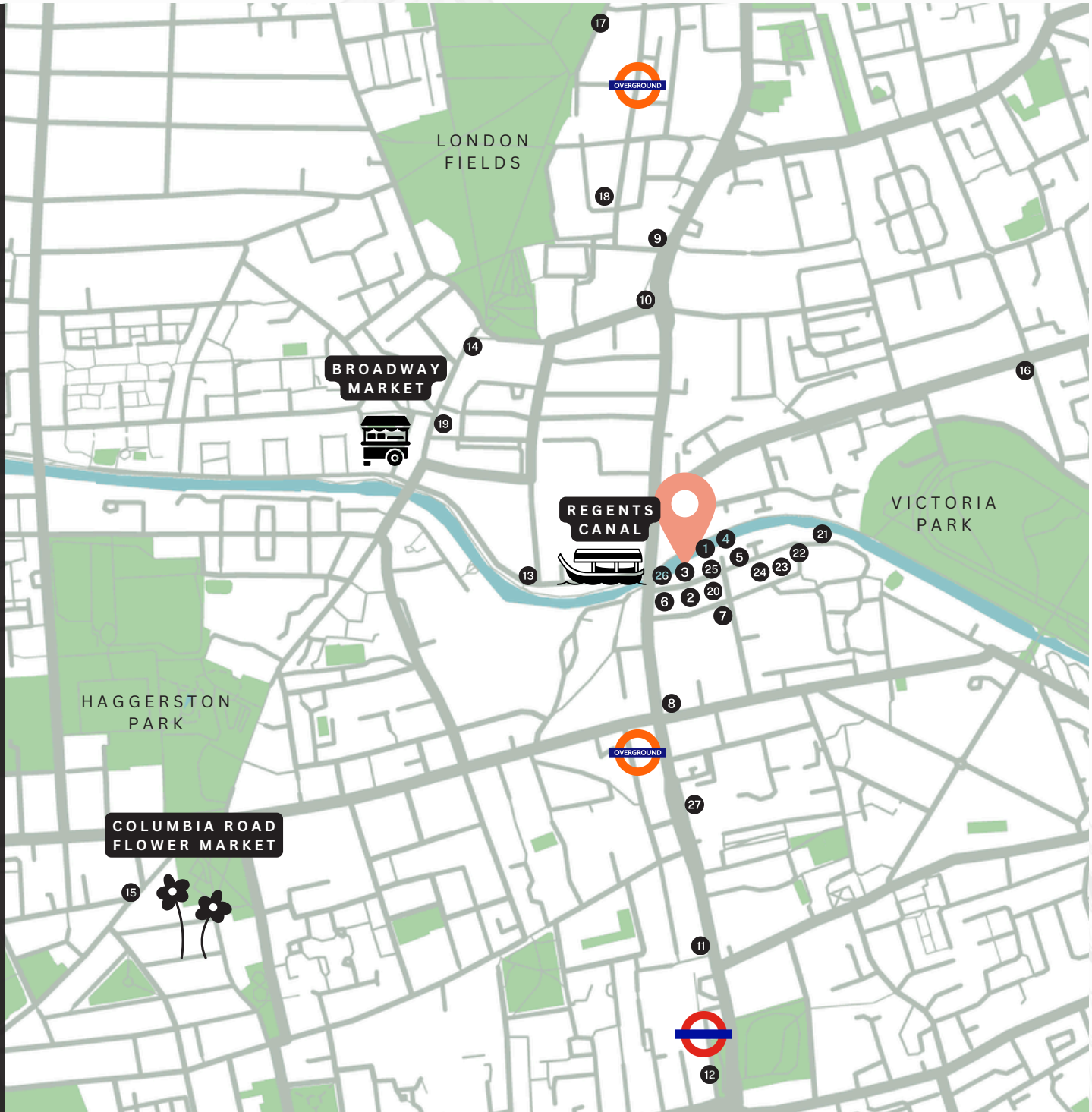




CONNECTIVITY

Vyner Street benefits from outstanding transport links that provide easy access across the capital:

- 0.3 miles to the South West is Cambridge Heath Station from which London Overground services provide direct service to London Liverpool Street in just 8 minutes
- Also nearby are Bethnal Green Station (0.6 miles away), providing Central Line Services to Stratford in 6 minutes and Oxford Circus in 13 minutes, and London Fields Overground Station (0.6 miles away)
- There are several bus links available as well as plenty of cycle routes, mainly along the scenic Regent Canal
- London City Airport is approximately 6 miles to the East and is reachable by car in around 20 minutes



LOCAL OCCUPIERS

ARCHITECTURE & DESIGN

- 1. Ackroyd Lowrie Architects
- 2. Fourthspace Architects
- 3. Holland Harvey Architects
- 4. Tala Lighting Designers
- 5. Blond Design
- 6. Squint Opera Design Agency
- 7. Tristan James Design

FOOD & BEVERAGE

- 8. Nkora Coffee
- 9. Martello Hall
- 10. Mare Street Market
- 11. Satan's Whisker
- 12. Sager & Wilde
- 13. Café Cecelia
- 14. The Cat and Mutton
- 15. The Royal Oak
- 16. The Hemmingway
- 17. Pub on the Park
- 18. Brat x Climpson's Arch
- 19. El Ganso Café

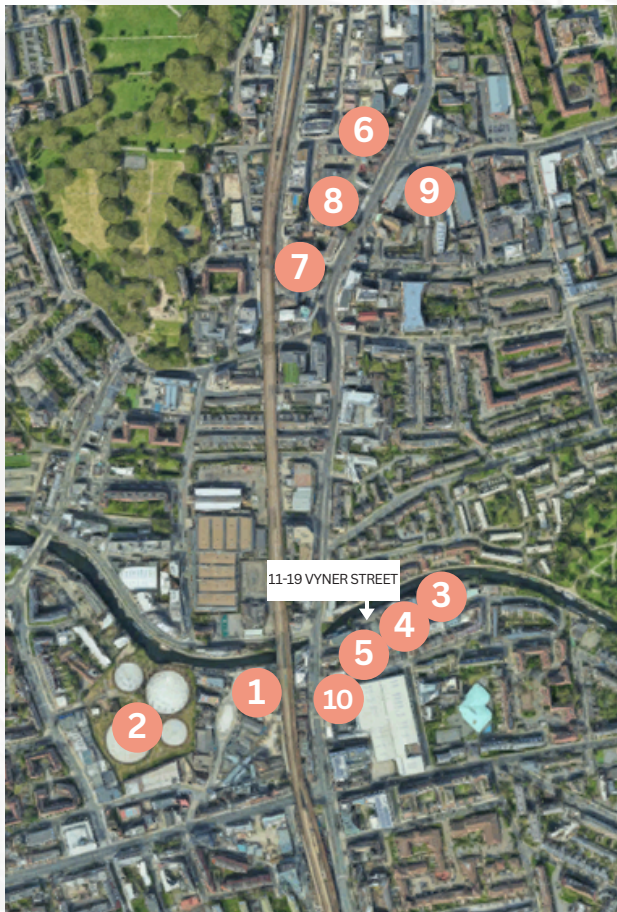
ART GALLERIES & STUDIOS

- 20. Nicoletti Art Gallery
- 21. The Rubicon London
- 22. Wild Island Films
- 23. BDDW Gallery
- 24. Make Town Creative Space
- 25. Gooden Gallery
- 26. The Vyner Studio
- 27. IMT Gallery

SURROUNDING PLANNING CONTEXT

Vyner Street itself and the surrounding London Fields and Cambridge Heath areas have experienced existential change over the last 10-15 years with local, national and international developers delivering high quality mixed-use schemes through planning and construction.

See below an overview of some of the notable planning applications in the immediate area:



- 1** EMPRESS WORKS, E2

 - Ref: PA/16/03771/A1
 - 57 residential units and 461 sq m of office/community floorspace (Use class B1/D1)
 - Allowed at appeal 05/04/2018
- 2** MARIAN PLACE GAS HOLDER SITE, BETHNAL GREEN, LONDON, E2 9AP

 - Ref: PA/19/02717/A1
 - 555 residential dwellings and 4,182sqm (GIA) non-residential floorspace by Berkeley Homes
 - Permitted 15/03/2022
- 3** 65-65A VYNER STREET, E2

 - Ref: PA/18/03162/A1
 - 18 residential flats and 21 workshops (B1 use class)
 - Permitted 10/09/2020
- 4** THE VYN YARD, VYNER STREET, E2

 - Ref: PA/14/01357/A1
 - 23 residential units and 383 sq m of B1 commercial space
 - Permitted 11/08/2015
- 5** 11-21 WADESON STREET, E2

 - Ref: PA/15/02096/A1
 - 9 residential units and 2 B1 commercial units
 - Permitted 23/09/2015
- 6** 10-22 LAMB LANE, E8

 - Ref: 2022/0585
 - 32 residential units and 605 sq m of E class commercial
 - Awaiting decision
- 7** THE LAUNDRY, WARBURTON ROAD, E8

 - Ref: 2018/4172
 - 58 residential units and B1 commercial space
 - Granted 03/12/2019
- 8** 10 BAYFORD STREET, E8

 - Ref: 2018/2948
 - 38 residential units and B1 commercial space
 - Granted 08/06/2020
- 9** 6 WELL STREET, E9

 - Ref: PA/15/02096/A1
 - 9 residential units and 2 B1 commercial units
 - Permitted 23/09/2015
- 10** 286-290 CAMBRIDGE HEATH ROAD, E2

 - Ref: PA/12/00357/A1
 - 9 residential units and 184sqm of flexible A1/A2/B1 commercial space
 - Permitted 23/05/2012

RESIDENTIAL COMPARABLES OVERVIEW

Vyner Street and the immediate London Fields / Regent's Canal location is considered to be one of the most sought after residential locations in East London and has experienced exponential price growth in recent years. The area's continued popularity combined with a shortage of new build housing has seen prices comfortably exceed the £1,000 psf mark. Detailed sales values have been included within the data room however the below provides a summary of achieved values in new build schemes within the immediate area:



- 1 EMPRESS WORKS, CORBRIDGE CRESCENT, E2
£ per sq ft: £1,008
- 2 WATERMARK, SHEEP LANE, E8
£ per sq ft: £990
- 3 HKR HOXTON, HACKNEY ROAD, E2
£ per sq ft: £1,183
- 4 REGENTS VIEW, E2
£ per sq ft: £1,171
- 5 CHPTR, GRANDSDEN AVENUE, E8
£ per sq ft: £937
- 6 THE LAUNDRY, LONDON FIELDS, E8
£ per sq ft: £1,030
- 7 THE GRANDSDEN, GRANDSDEN AVENUE, E8
£ per sq ft: £937
- 8 THE SMOKEHAUS
£ per sq ft: £1,075
- 9 NAVARINO MEWS, NAVARINO GROVE, E8
£ per sq ft: £995

METHOD OF SALE

The property is for sale freehold and on an unconditional basis.

VAT

The property is elected for VAT.

FURTHER INFORMATION

A dedicated project data room has been set-up and further information can be provided upon request.

CONTACT

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