



**STIRLING
ACKROYD**

FOR SALE

**347-349 Cambridge
Heath Road, London, E2
9RA**

2,363 sq ft

Long Leasehold
Opportunity - Bethnal
Green, Tower Hamlets



VIDEO TOUR

stirlingackroyd.com



Description

This is rare opportunity to acquire a long leasehold office building in the heart of Bethnal Green - ideal for owner occupiers, commercial investors and developers.

Floor areas : Basement 496 sq ft, Ground floor 875 sq ft, 1st floor 496 sq ft, 2nd floor 496 sq ft - Total 2363 sq ft

The building will be sold with full vacant possession and the sale is not subject to VAT

Key points

- Self contained Office building
- Former Labour Party Office close to Bethnal Green Station
- Configured over basement, ground floor, 1st and 2nd floors
- 60 years remaining on the existing lease
- Potential to acquire the Freehold Interest
- Sale price £500,000 for the Long Leasehold interest
- Ideal for owner occupiers, investors and developers



Location

The building is located on Cambridge Heath Road at the junction with Old Ford Road.

The diverse and busy prime retail section of Bethnal Green Road is within easy walking distance as is Bethnal Green Road London Underground Tube Station.

Transport Links



Bethnal Green 0.2 Miles



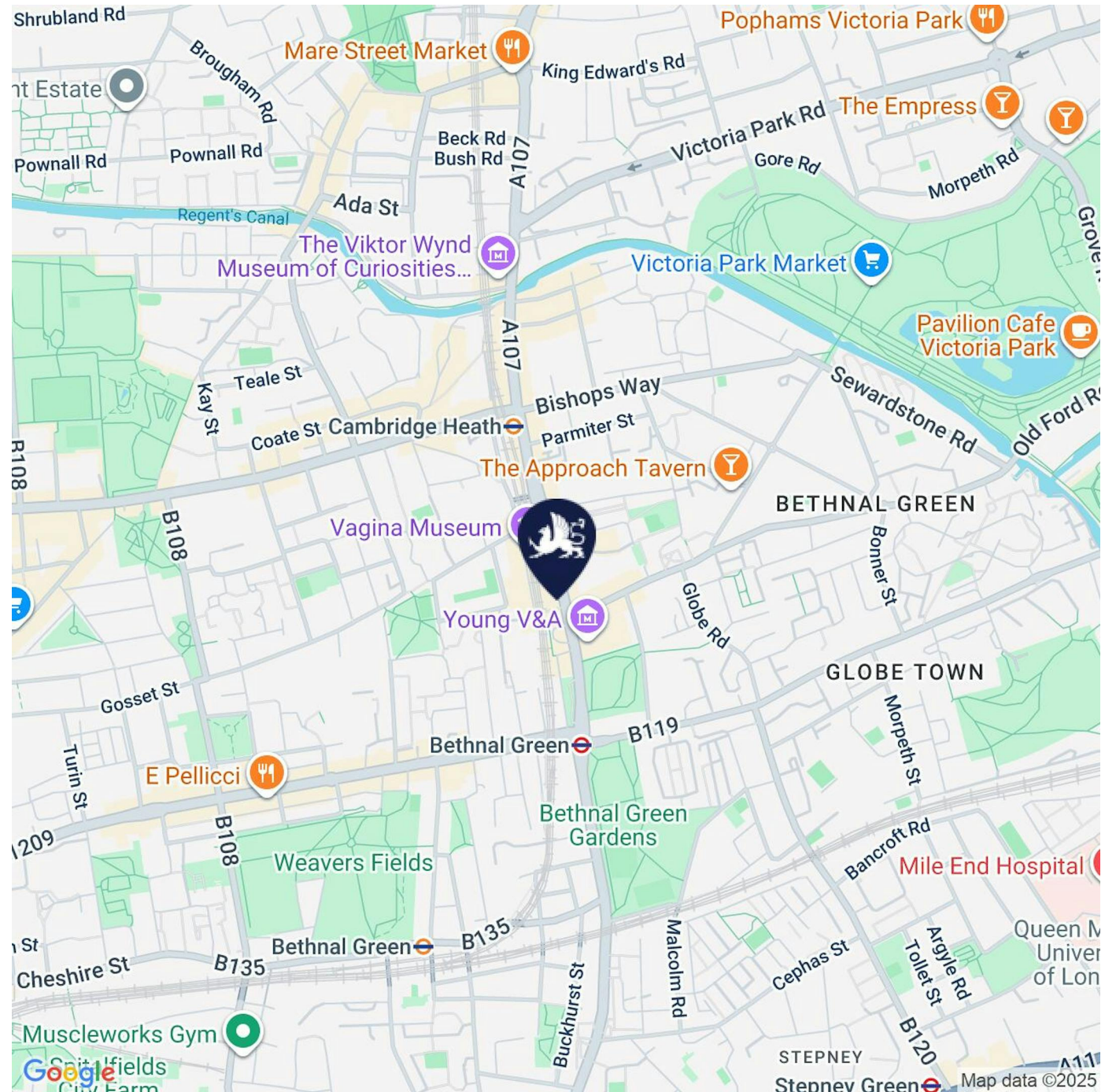
Cambridge Heath 0.2 Miles



Bethnal Green Rail 0.4 Miles



Stepney Green 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	496	46.08	Available
Ground	875	81.29	Available
1st	496	46.08	Available
2nd	496	46.08	Available

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

Rents, Rates & Charges

Price	£500,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	D (99)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any 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 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 Joint 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. Generated on 19/12/2025