



37A Mossford Street, London, E3

BUTLER & STAG





**Guide Price: £550,000 - £600,000**

**An exciting opportunity to acquire the only commercial premises (B1 Use Class) within an exciting new development on Mossford Street in the heart of Mile End. Available for occupation before April 2025.**



## Freehold

- Detached Commercial Unit (E Use Class)
- Conveniently Located
- 10 year ICW Build Warranty
- Uniquely Designed
- Open-Plan Space
- 5 Minute Walk From Mile End Station

Situated in the lively and sought-after area of Mile End, this brand-new detached commercial unit with E use class located on Mossford Street, presents an outstanding opportunity for a business looking to establish itself in a prime East London location. The property offers a contemporary design with a versatile layout, ideal for a wide range of commercial uses.

The unit has been thoughtfully designed with large windows that provide an abundance of natural light, complemented by high ceilings and a neutral finish, creating a bright and welcoming environment ready for customization. The open-plan layout offers flexibility to configure the space according to your business needs, while modern amenities, including a kitchenette and WC facilities, add to the unit's practicality and convenience.

Mossford Street enjoys an enviable position just moments from Mile End Road, benefiting from excellent footfall and visibility. The location offers superb transport links, with Mile End Underground Station (Central, District, and Hammersmith & City lines) just a short walk away, providing quick access to the City, Docklands, and wider London. The surrounding area is vibrant and dynamic, with a mix of residential and commercial properties, ensuring a diverse customer base and a thriving local community.

Available now, this unit is an exceptional opportunity for a business to grow and thrive in a high-demand area.

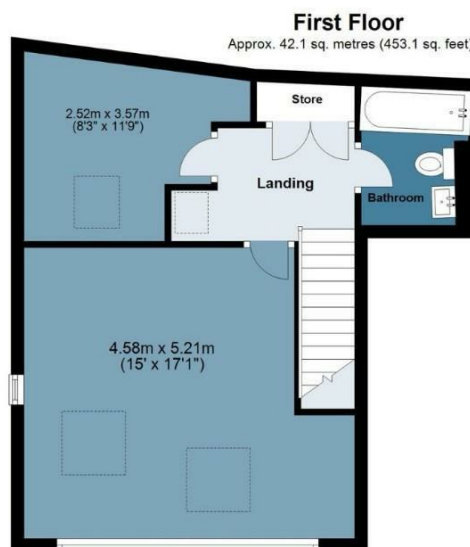
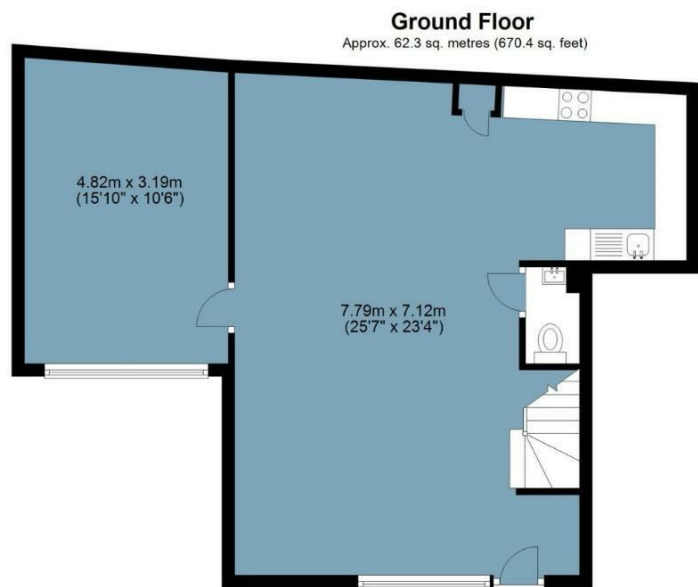




## Commercial Unit, Ropery Works

Approx. Gross Internal Area 104.4 sq. metres (1123.6 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

**BUTLER & STAG**

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