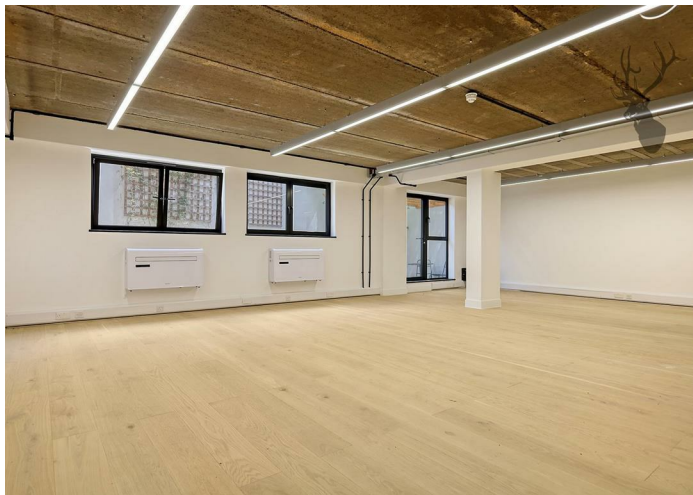




Victoria Park Square, London, E2

BUTLER  STAG



Butler and Stag are delighted to present an exceptional opportunity for your business at 18 Victoria Park Square, an impressive commercial building just a minute's walk from Bethnal Green Underground Station. This striking property combines the elegance of a Victorian façade with modern interiors, offering a unique blend of historic charm and contemporary functionality. It's a space where character meets convenience — ideal for forward-thinking businesses seeking both style and substance.



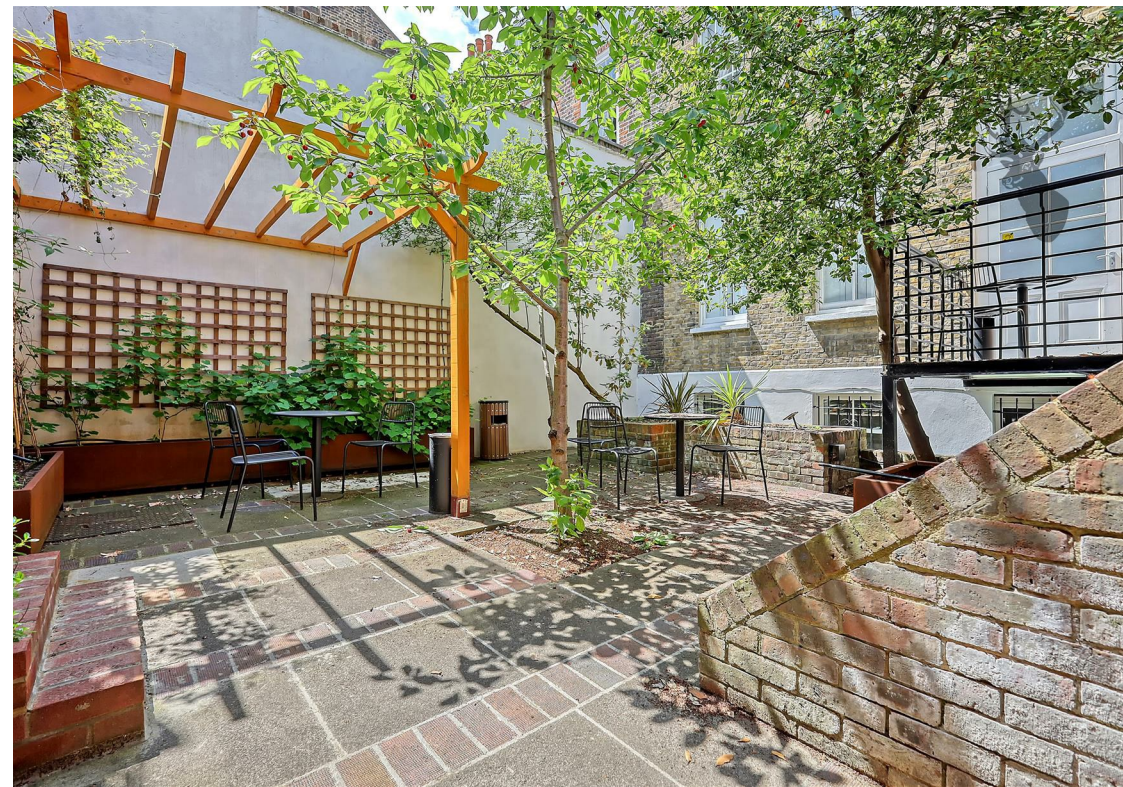
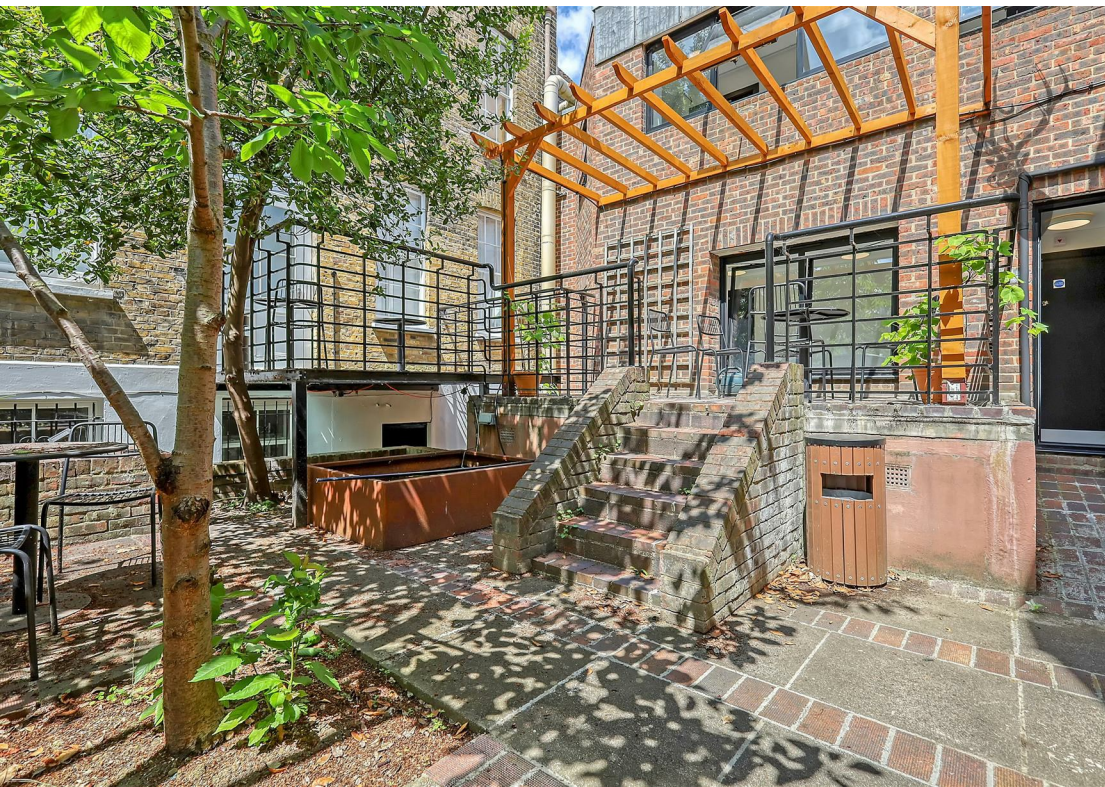
- Victorian Periodic Building
- Charming
- Air Conditioning
- Great Location
- Use Class B1, D2
- WC And Shower Rooms Onsite
- Roof Terraces and Courtyards
- Good Transport Links

Spanning four levels and offering a total of 8,607 square feet, the building is thoughtfully designed to meet the needs of modern enterprises. Inside, you'll find spacious, creative work areas flooded with natural light, supported by air conditioning and heating systems, double-glazed windows, and an overall layout that encourages productivity and collaboration. The building also benefits from practical amenities, including WC and shower facilities on each floor, communal kitchens, and both internal courtyards and outdoor terraces. Entry is secure, with a controlled access system, and there's a dedicated management team on-site to support your daily operations.

One of the standout features of this property is its location directly opposite Museum Gardens — a peaceful and picturesque park that offers the perfect escape for a breath of fresh air or a moment away from the desk, especially as summer arrives.

Connectivity is another major advantage. From 18 Victoria Park Square, you can reach Liverpool Street or Stratford in just 10 minutes by train. Whitechapel Station is a short 15-minute walk away, and Shoreditch is easily reached with a 20-minute stroll. The area is surrounded by a rich selection of local amenities, from independent shops and artisan coffee spots to supermarkets, restaurants, and takeaways — everything your team could want, right on the doorstep.

Bethnal Green itself is fast becoming one of East London's most desirable business hubs. With increasing attention from investors and companies looking to expand, this area is experiencing an exciting period of growth and transformation. Its proximity to the City, combined with its vibrant character and cultural energy, makes it a smart and strategic choice for any business ready to make its mark.



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.



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