



## OFFICE TO LET

The Green House, 244-254 Cambridge Heath Road, London, E2 9DA

3,659 SQ FT

\*Top Floor Office with Communal Roof Terrace\*

**GN|2**  
[www.gn2.uk.com](http://www.gn2.uk.com)

## \*OFFICE TO LET – 3,659 SQ FT \*

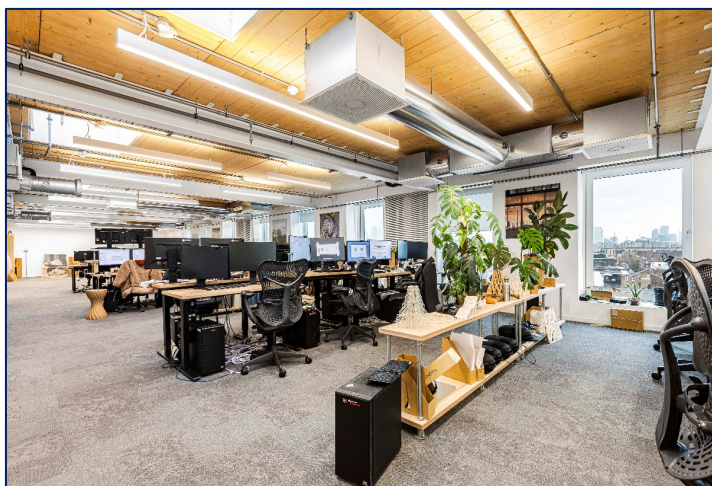
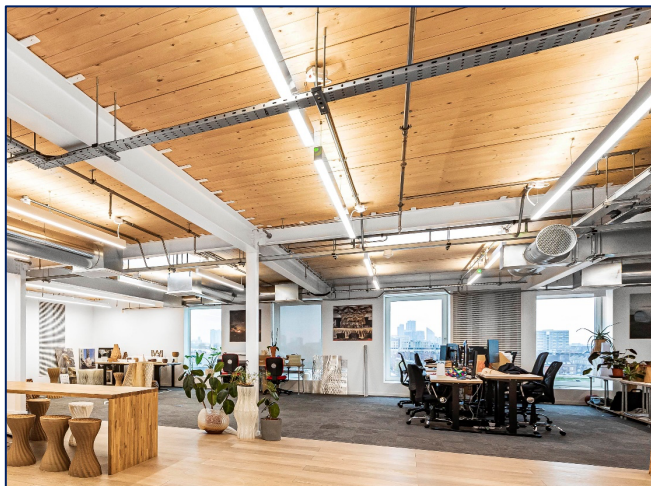
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# GN|2

### PROPERTY DETAILS:

Located on Cambridge Heath Road and close proximity to Cambridge Heath Station, the Green House benefits from direct access to London Liverpool Street Station. Within the locality the The Green House is supported by a number of independent shops, cafés and restaurants.

Located on the top floor (6<sup>th</sup>) of the building, the property benefits from being fully fitted, with 48 desks, a number of meeting rooms, kitchen facilities and access to a communal roof terrace. Bike and shower facilities are available in the basement.



### Specification:

- 'Plug & Play' Penthouse Office within an Award-Winning Eco Building
- Manned Reception
- 48 Desks
- Exposed Services
- Excellent Natural Light

Term: Assignment of current lease which runs to 2028 with a tenant break in April-2025  
Rent: £29.21 per sq ft to March 2025 to include WiFi and phone line  
Rates Payable: We are informed the current rates payable equate to £15.67 per sq ft. Interested parties are advised to make their own enquiries  
Service charge: £13.40 per sq ft  
EPC: A

### Contact:

**Pippa Vincent MRICS**

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**Mobile:** 07785 935313

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**Nick Moore MRICS**

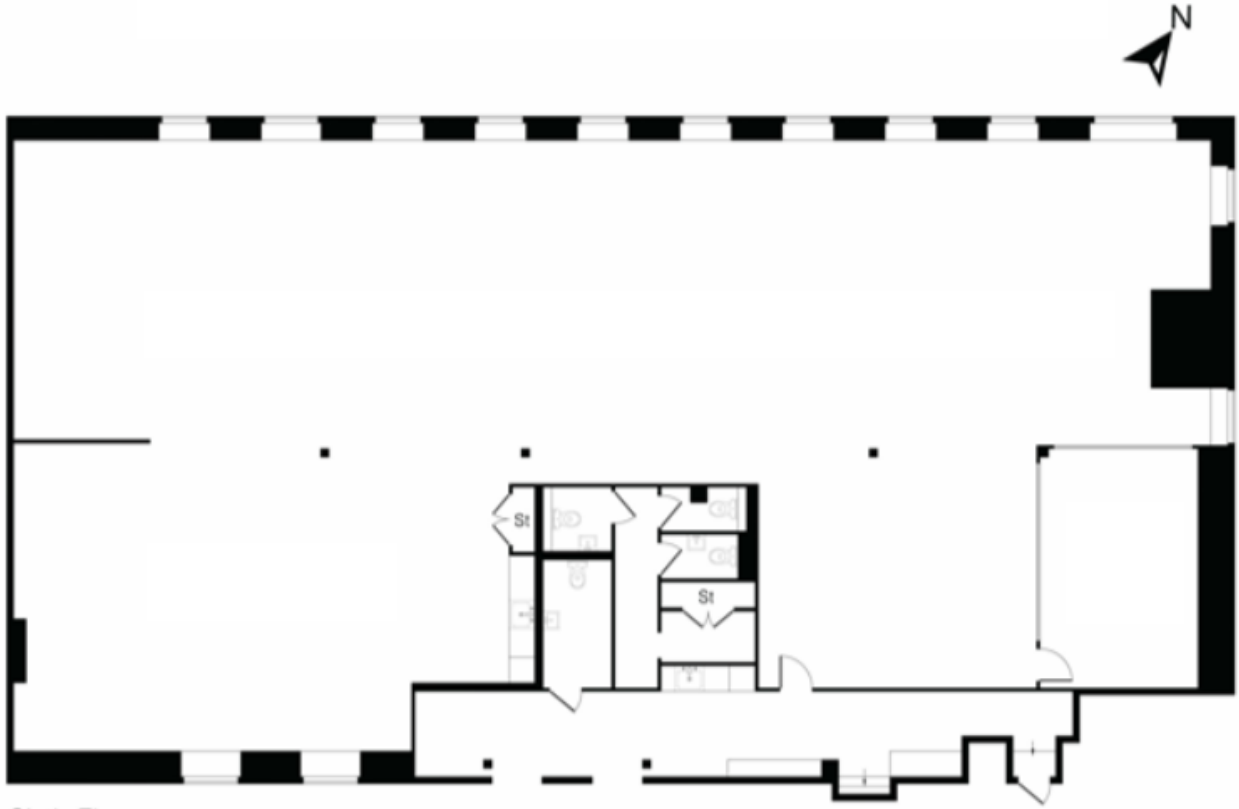
**DDI:** 0207 183 6554

**Mobile:** 07825 702700

**EMAIL:** [nick.moore@gn2.uk.com](mailto:nick.moore@gn2.uk.com)

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Sixth Floor