



# DRON & WRIGHT

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## FOR SALE/TO LET

**Ground Floor Premises To Suit A Range Of Uses**  
**41-65 Three Colts Lane, Bethnal Green, London E2**  
**4,000 Sq Ft to 12,500 Sq Ft**



- Location:** The building occupies a prominent position on the north side of Three Colts Lane, just off Cambridge Heath Road. Bethnal Green underground and main line stations are both within a few minutes walk, providing easy access to the City and East to Essex.
- Description:** The premises comprise the entire ground floor of this brand new BREEAM 'Excellent' Student Housing building, developed by Hive Student Residences.
- The ground floor benefits from being an island site with frontages to three sides, creating excellent natural light via the floor to ceiling glazing. The entire ground floor extends to approximately 12,500 square feet and can be split in units from approximately 4,000 square feet.
- The accommodation is currently in a shell and core condition with capped off mains services, ready for an incoming tenant's fit out.
- Tenure:** The property is available either on flexible lease terms by arrangement directly from the landlord, or alternatively long leasehold sales will be considered.
- Rent:** Upon application.
- Viewings:** Strictly by appointment through owner's sole agents, Dron & Wright

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Subject to Contract

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