FMX
Urban Property Advisers

The White Lodge, Victoria Park, E9 5DU

A RARE COMMERCIAL OPPORTUNITY WITHIN VICTORIA PARK



A RARE OPPORTUNITY TO LEASE A DETACHED COMMERCIAL PREMISES IN AN EXCEPTIONAL POSITION WITHIN VICTORIA PARK

1,095 sq ft GIA | Substantial Garden & Adjoining Land | Potential to Extend STPP | Commercial Use Only

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.

4th Floor, 41-43 Maddox Street, London, W1S 2PD
www.fmx.co.uk

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UNIQUE VICTORIA PARK OPPORTUNITY TO LET





LOCATION
The property is situated within Victoria Park, in the heart of East London. Victoria Park is Britain's oldest public park, spanning over 86 hectares and enjoying 9 million visitors each year. The park benefits from excellent transport links with Cambridge Heath, Hackney Wick and Mile End Stations, all being within a 10 min walk. The park also sits directly on several bus routes.

ACCOMMODATION
The premises currently comprise a 3-bedroom former park lodge residential property of attractive construction. Internally the property provides regular residential accommodation with an extra disabled toilet on the ground floor. Externally the property benefits from a significant garden with additional adjoining land also available enabling extensions to the accommodation subject to appropriate planning permissions.

Ground Floor GIA:	**679 sq ft**
First Floor GIA:	**415 sq ft**
Total GIA:	**1,095 sq ft**

USE
Offers are invited from commercial uses with particular desire for fine dining, restaurant and other commercial uses. Mixed uses are not permitted. Any works to the building and change of use must go through the appropriate planning and building regulation processes.

OPENING HOURS
Victoria Park opens at 7am and closes at dusk.

LEASE TERM
An FRI lease for a term of 10 years (outside the Act 1954).

RENTAL
Offers in excess of £40,000 pa.

DELIVERY ACCESS
Operators will only be permitted limited vehicle access to load and unload, limited to a maximum of 30 minutes.

RATING
All interested parties are advised to make their own enquiries with the VOA.

EPC
Available on request.

LEGAL COSTS
The tenant is to cover both the Council and their own legal costs incurred in this transaction.

Date: OCTOBER 2026

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The property benefits from a substantial enclosed garden and there is further adjoining land that could be incorporated. The extensive outdoor space enables both excellent outdoor seating as well as potential to extend the building's footprint subject to planning and all necessary statutory consents, with interested parties required to satisfy themselves as to the feasibility of any proposed works



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White Lodge provides an opportunity to create a distinctive commercial destination within Victoria Park.

One of the property's principal attractions is the scale of the external space, benefiting from a substantial enclosed garden together with further adjoining land which may provide an opportunity to increase the footprint of the existing premises, subject to planning permission, landlord's consent and all other necessary statutory consents.

Prospective occupiers are advised to:
- Establish that their proposed use is acceptable;
- Undertake their own planning enquiries;
- Obtain any necessary planning permission and other statutory consents; and
- Satisfy themselves as to the feasibility of any proposed alterations or extensions.

No representation is made that any particular use, alteration, extension or access arrangement will receive planning permission or other statutory approval.

VIEWING AND FURTHER INFORMATION
All viewings should be made strictly via appointment:

Henry Foreman
07469 155716
henryforeman@fmx.co.uk

Hugo Mackichan
07534 438411
hugomackichan@fmx.co.uk

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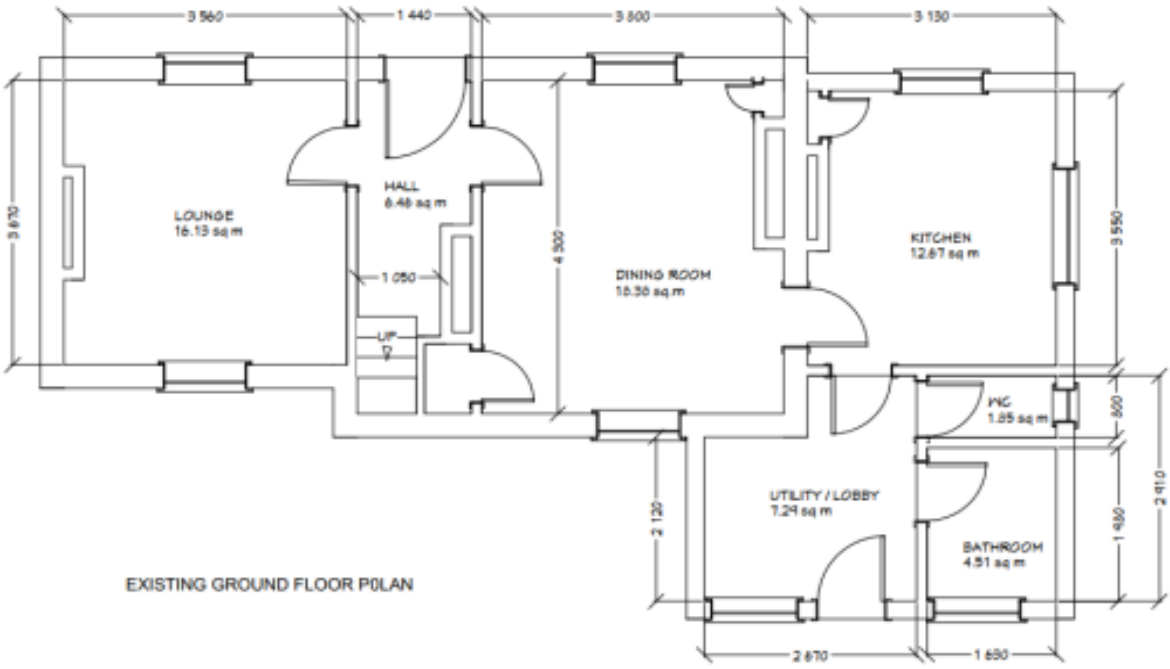
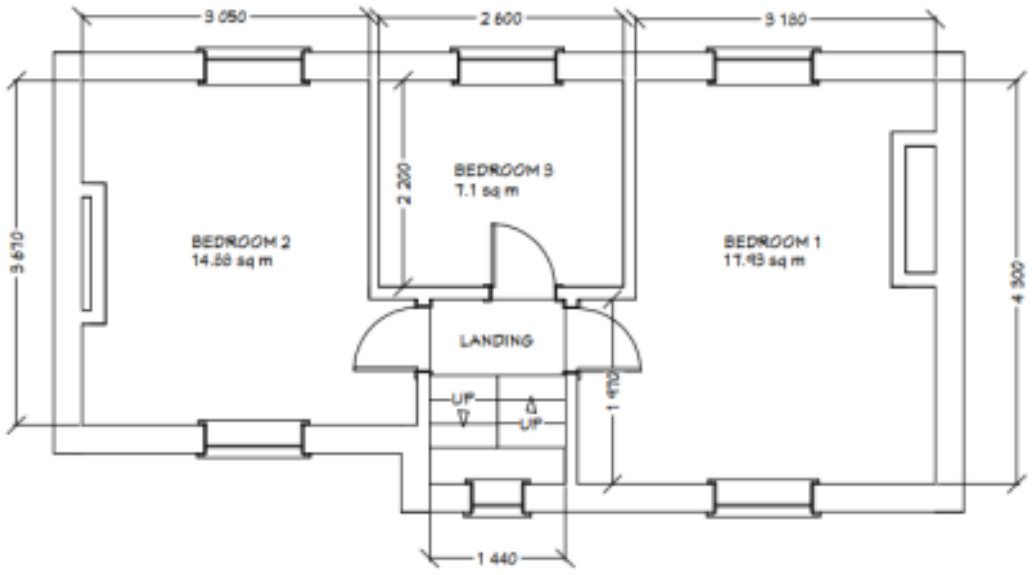


EXISTING GROUND FLOOR P0LAN



EXISTING FIRST FLOOR PLAN

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