

Victoria and Alexandra Building, Victoria Park, London, E9 7HW

TO LET



SITUATION

The London Borough of Tower Hamlets are looking for a suitable occupier to activate the Victoria and Alexandra Building in Victoria Park.

This property is situated in the heart of Victoria Park adjacent to the Royal Gate Grove Road entrance. Nearby stations include Mile End, Hackney Central and London Fields. It is complemented by a children's playground and a licensed seating area directly outside the front of the unit.

The property currently has F2 Local Community Use permission so suitable occupier will be required to apply for change of use to Use Class E.

The external area is available to use through a licence agreement, to place tables and chairs.

ACCOMMODATION

The internal property is arranged at ground floor level only at the following areas:

1,215 sq ft 112.96 sqm

Plans appended overleaf.

LEASE TERM

A new effectively full repairing and insuring lease for a term of 10 Years.

RENTAL

Offers in excess of **£30,000** per annum exclusive will be considered. All offering parties must include a business deck outlining their concept with their offer.

BUSINESS RATES & SERVICE CHARGE

To be assessed. The landlord reserves the right to charge a service charge where appropriate.

EPC

Available on request.

LEGAL COSTS

The tenant is to cover the Council's legal costs.

TIMING AND BIDDING

There will be a marketing period of 4 weeks. Offers to be submitted by way of sealed bids, address and deadline date to be confirmed.

MISCELLANEOUS

Victoria Park opening timings vary seasonally running from 7am and closing at dusk. Details can be shared on request. Trading hours can vary subject to planning.

Outdoor toilets adjacent to the building available for public use, to be managed by the tenant. This would allow the internal toilets to be removed increasing the useable space.

The sale of alcohol on the premises is prohibited.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment. Please contact:

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Henry Foreman

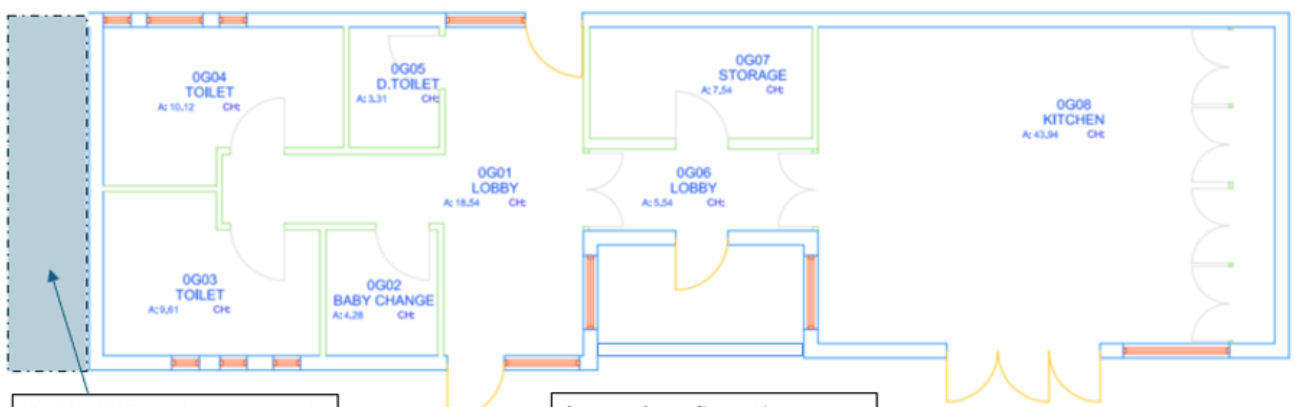
07469 155716

henryforeman@fmx.co.uk

Date: August 2025

4th Floor, 41-43 Maddox Street, London, W1S 2PD

www.fmx.co.uk



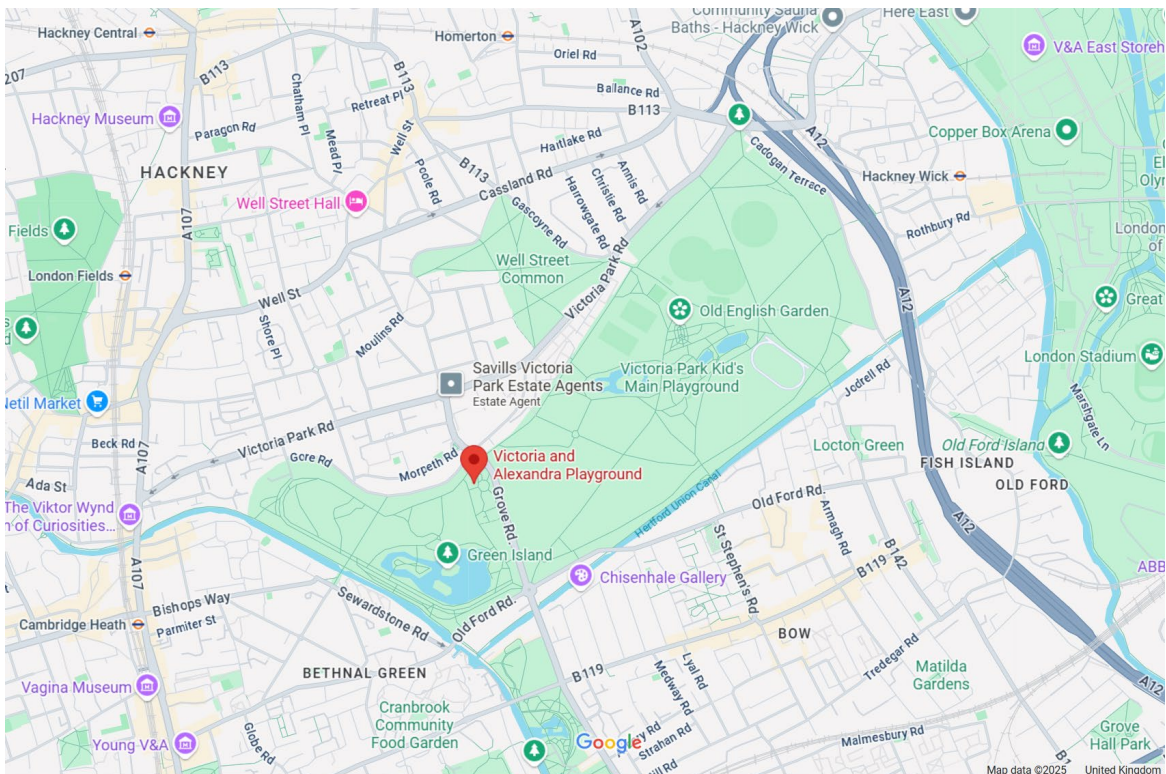
Public WCs to be managed by the tenant.

Internal configuration can be adapted.

The property benefits from a significant external seating area, to be documented by way of a licence.

Plan for indicative purposes only. Not to scale.

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