

THE COLVILLE ESTATE

This 185 sq m A1/A3/D1 unit, suitable for a café, gallery and community uses, is located on the ground floor of Mono Tower, part of the Anthology Hoxton Press development, on the Colville Estate. The Mono building is one of two landmark hexagonal private sale residential towers for the Colville Estate regeneration programme. This phased urban renewal programme will deliver 935 mixed tenure homes amidst an improved public realm. Located on the corner of Penn Street and Bridport Place, the unit is a short walk from Shoreditch Park and Gainsborough Studios.



A1/A3/D1 UNIT TO LET - £30,000 pa

Currell



A1/A3/D1 unit to let

- Rental £30,000 pa exclusive of business rates, service charge & VAT
- A1/A3 retail and D1 uses
- Opening hours 8am to 10pm (7 days)
- Use of large ground floor external terrace
- Suitable for café, gallery and other community uses
- New lease for a term to be agreed
- Service charge £2.36 per sq ft including buildings insurance
- Business rates to be advised

PROPERTY DETAILS

This horseshoe shaped unit is located on the ground floor and basement of this prominent development. With wraparound floor to ceiling windows at ground floor level, a cobbled floor, and a vaulted exposed brick ceiling rising to 4.5m, the unit enjoys fabulous light and has great character. It also benefits from suspended modern lighting, trench heating, a disabled WC, and three access doors.

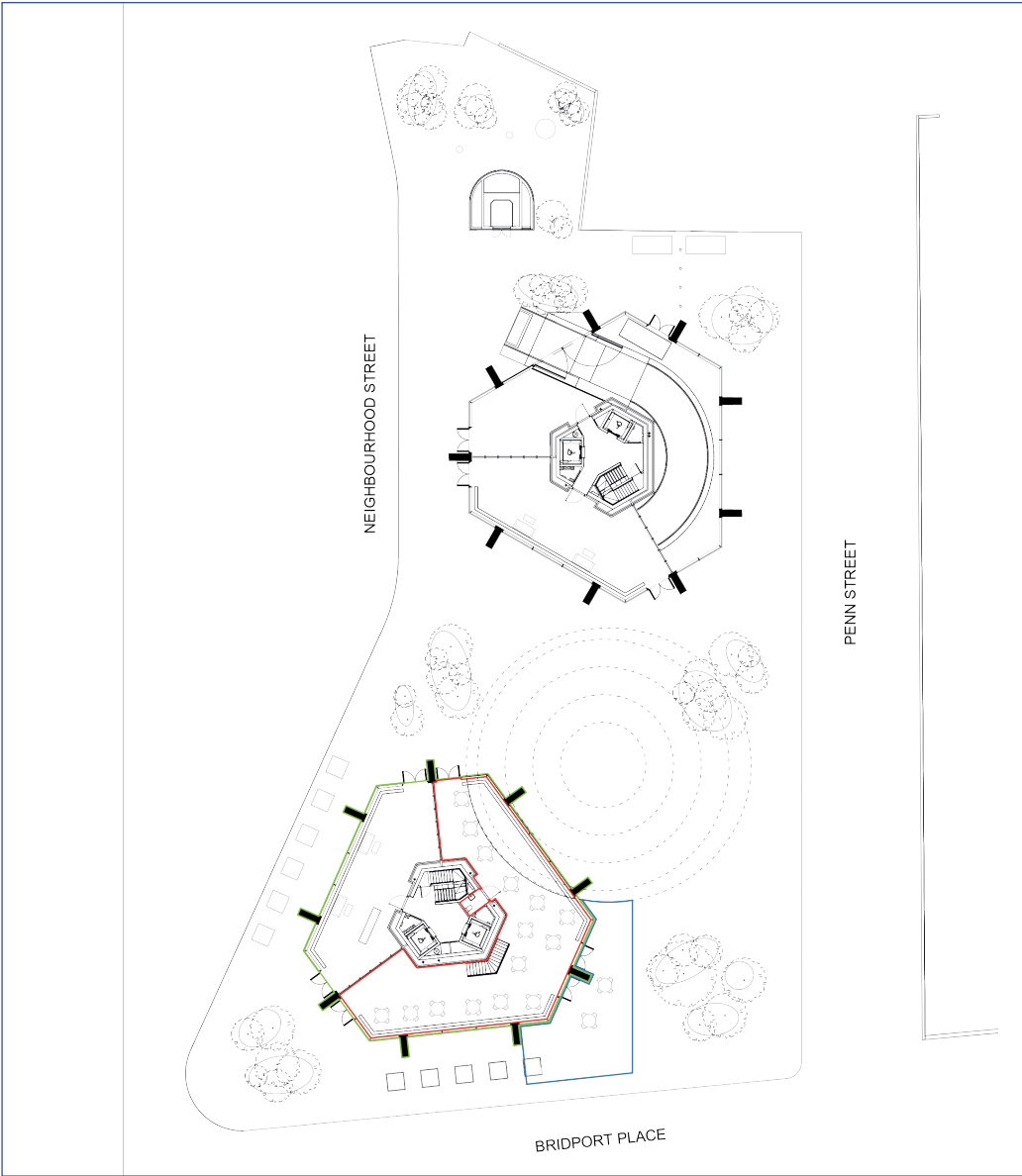
The basement, which is accessed via an internal staircase to the rear of the property, houses four WCs and a small storage cupboard. One of the WCs can be converted to a shower if required.

The unit is 1,991 sq ft (185 sq m) on the ground floor, plus the basement WCs and storage space.

This unit will form an integral part of the development and wider neighbourhood, and will be an asset to the wider community. The focus for this space is primarily community based and the preference is for an occupier with possible links to training/employment or another use that would be for the benefit of the local community.

SITE PLAN

Ground floor



Basement



INFORMATION PACK

Please contact Currell to obtain the information pack which contains further details.

VIEWING

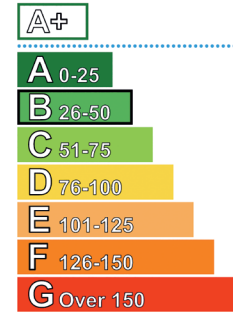
By appointment with
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ENERGY PERFORMANCE ASSET RATING

Energy Performance Asset Rating

More energy efficient



Less energy efficient

30 This is how energy efficient the building is.

