



**FOR SALE**

## Unit 4 Tanners Yard

1-3 Treadway Street, London, UK E2 6QB



Office for sale, 1,141 sq ft, £700,000 (offers from)

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/46129-unit-4-tanners-yard-1-3-treadway-street>

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### Ground floor double fronted unit for sale just off Hackney Road

A fantastic double fronted unit situated on the ground floor of a mixed use development comprising 1,141 sq ft. The premises have the benefit of dual entrance points, which allow the space to be split fairly evenly into two self contained offices. There is rear access to the private gated courtyard, which also houses car parking.

With good ceiling height throughout, wooden flooring and pendant style lighting the space, currently occupied by a architectural practice, has a media/warehouse feel and would be of particular interest to creative and design occupiers.

Situated just off Hackney Road and just opposite the newly opened Mama Shelter boutique hotel and Containerville development, the location is great for young companies looking for space in a vibrant area of London's East End, with a good mix of retail, restaurant and office occupiers.

The office is offered for sale with vacant possession in early 2020.

#### Highlights

- Secure rear courtyard with parking area (not designated)
- Double retail style frontage
- Security Shutters
- High Ceilings
- Wooden flooring
- Close to Cambridge Heath station
- Natural light to front and rear
- Kitchen

#### Property details

Price	£700,000 (offers from)	
Building type	Office	
Est. rates payable	£10.00 psf	
Tenure	Long leasehold	
Deal type	Vacant possession	
EPC category	G	
Size	1,141 Sq ft	

Unit	Floor	Size sq ft
4	Ground	1,141

#### More information

[Visit microsite](#)

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#### Contact us

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