

# TO LET

UNIQUE NEW BUILD COMMERCIAL ACCOMMODATION  
ARRANGED OVER GROUND AND LOWER GROUND FLOORS

65-67 STAMFORD HILL, LONDON, N16 5TJ

GROSS INTERNAL AREA c16000 FT<sup>2</sup>



# 65-67 STAMFORD HILL

HACKNEY, N16 5TJ



On the west side of Stamford Hill approximately  $\frac{3}{4}$  mile north of the junction with Stoke Newington Church Street. This part of Stamford Hill benefits from a large residential catchment area and is in close proximity to the retail areas of Stamford Hill and Stoke Newington.

The area is well served by public transport with Stamford Hill Station and Stoke Newington Stations situated approximately  $\frac{1}{2}$  mile to the north and south respectively. Bus routes run along Stamford Hill, providing access to Stoke Newington to the south and Seven Sisters to the north.

## Description

Unique commercial accommodation that forms part of a substantial mixed use development, being undertaken by the Hill Group. The scheme provides 65 high specification residential units and a total of c16,000 ft<sup>2</sup> of open plan commercial, with 46 car park spaces. Arranged over ground and lower ground floors the space could suit a range of uses including, A1, A2, D1 and D2 subject to planning. Our clients would be willing to consider proposals for all or part of the accommodation.

## Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Lower Ground Floor	14,906	1385
Ground Floor	1,078	100
<b>Total Internal Area</b>	<b>15,984</b>	<b>1485</b>

Areas were provided by our clients architect and are subject to verification on site.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### Lease:

A new lease is available, direct from the landlord, on a term to be agreed.

### Rent:

Upon application

### Service Charge:

Budget 2017/2018: To be confirmed.

### Business Rates:

London Borough of Hackney.

Interested parties are advised to make their own inquiries with the Local Authority.

### EPC Title:

TBC

### Legal Costs:

Each party to bear their own legal costs incurred in the transaction

### Viewing:

Strictly by appointment with sole agents  
Strettons

Central House

189-203 Hoe Street

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### Potential Layout

Our clients have explored a range of uses and layouts. Uses considered have included retail showrooms, medical and leisure uses. The below images are for illustration only. All works are subject to planning.



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