



PER ANNUM

£101,400 Per Annum

Hackney Road

London, E2 6DY

DESCRIPTION

Open plan, first floor warehouse-style space.

The unit benefits from excellent ceiling height, good natural light, fully fitted kitchen, breakout areas and a meeting room.

LOCATION

The property is prominently located on Hackney Road, a stone's throw from Regent's Canal.

The area is flourishing with creative businesses such as in Containerville, a community of small businesses housed in upcycled shipping containers, and other independent retail and office spaces.

Broadway Market is just a short walk away and boasts a mix of pubs, cafes, restaurants, and street food vendors.

Both Cambridge Heath and Bethnal Green Stations are close by.

ACCOMMODATION

Gross Internal Area: 3280 square feet

TERMS

New lease to be negotiated.

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

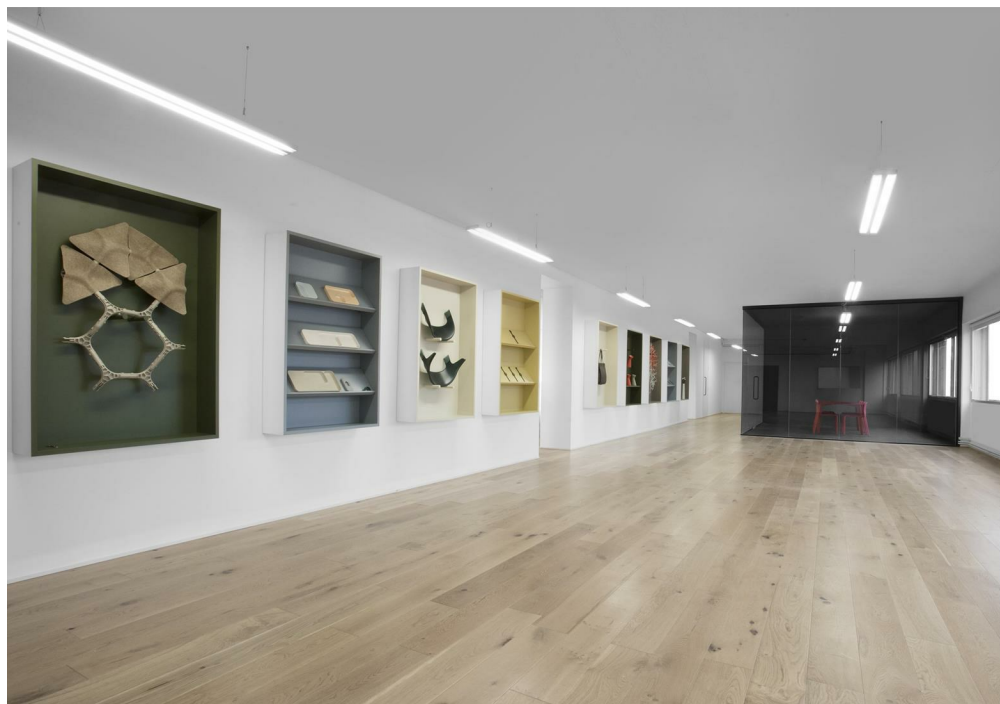
Each party bear own legal costs.

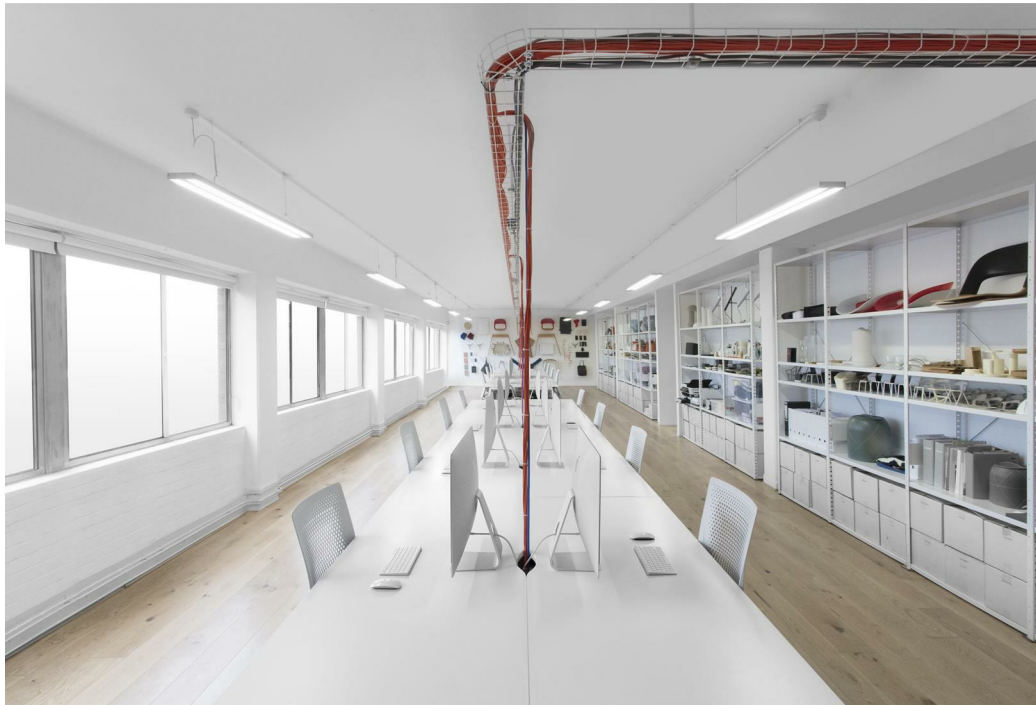
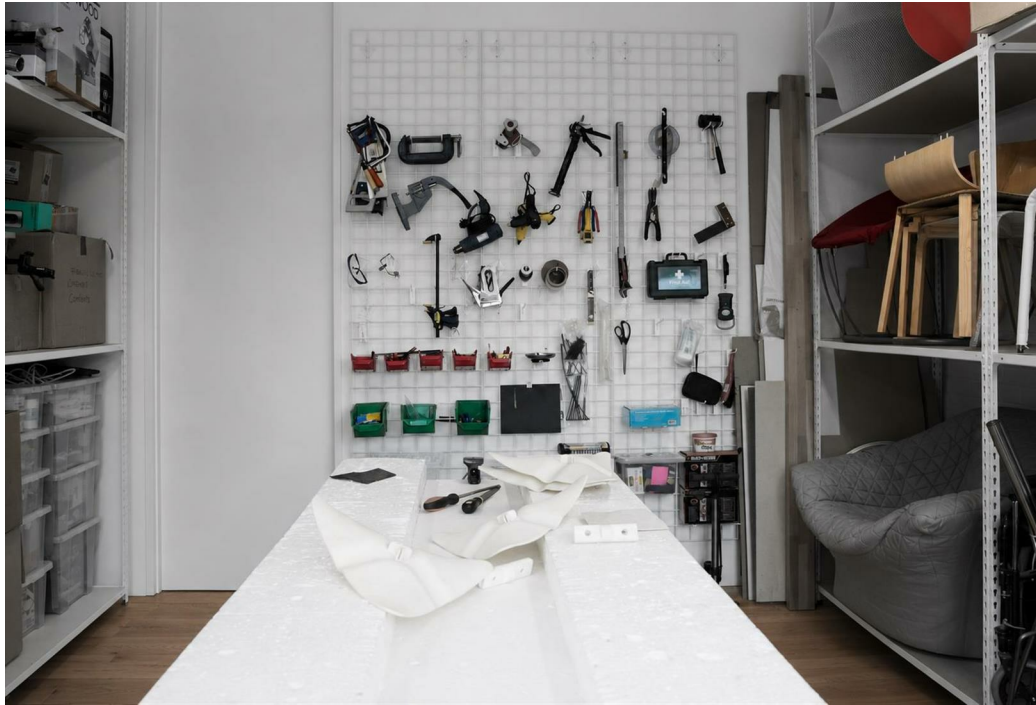
VAT

VAT is applicable and payable on rental figure.

VIEWING

Strictly by appointment through Peach Properties





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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