

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### FOR SALE or TO LET

Unit 4 Tanners Yard  
1-3 Treadway Street  
London E2 6QB

Ground floor B1 Office unit totalling 1,153 sq. ft. G.I.A (approx.)



#### LOCATION

This self-contained office unit is situated on the ground floor of this mixed use development. Located on the east side of Treadway Street with Hackney Road within 50 meters away. The property is located within easy reach of London Fields and Victoria Park which offers a mixture of restaurants, bars and retail premises. Bethnal Green (Underground) and Cambridge Heath (TFL Overground Stations) are both within easy walking distance, and the area is served by numerous bus routes which link to Shoreditch and Central Hackney and many other local areas.

[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 20 7293 0564

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies

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### DESCRIPTION

This self-contained office unit is located on the ground floor. The building is currently being occupied by an architects practice. The units benefits from features including: wooden floor, excellent daylight, good floor to ceiling height, perimeter trunking, fully glazed window frontage, internal shutters, kitchen point and toilet.



### ACCOMMODATION

Ground floor unit 1,153 sq. ft. - 107.11 m2 (approx.)  
The floor area has been supplied by a third party.

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### TENURE

#### For Sale

Offers in the region of £600,000.00 with vacant possession. Original 999 year lease which commenced in 2012 .

#### alternatively

#### To Rent

New full repairing and insuring lease for a term to be negotiated with and asking rent of £37,500.00 per annum exclusive (£32.52 per sq. ft. exclusive)

### BUSINESS RATES

We are informed by the Valuation Office Agency website that the Rateable Value of the Property is £23,250.00 with Rates Payable from the 1st April 2019 to 31st March 2020 being approximately £11,718.00. Interested parties are advised to seek confirmation from the London Borough of Tower Hamlets on 020 7364 5010 356.

### LEGAL COSTS

Each party to bear their own costs.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate can be emailed which falls within band C.

### VIEWING

Please contact:	Brian Croker
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