

# 17 Sylvester Road, Hackney, London, E8 1EN

## TO LET

Office

23,798 sq ft / 2,210.9 sq m

£19.50 per sq ft



# Town centre building close to Hackney Central station



- Air-conditioned cooling
- Air handling
- Car parking for 8-10 vehicles
- Passenger lift
- Close to Hackney Central Station
- Could suit wider uses, subject to planning



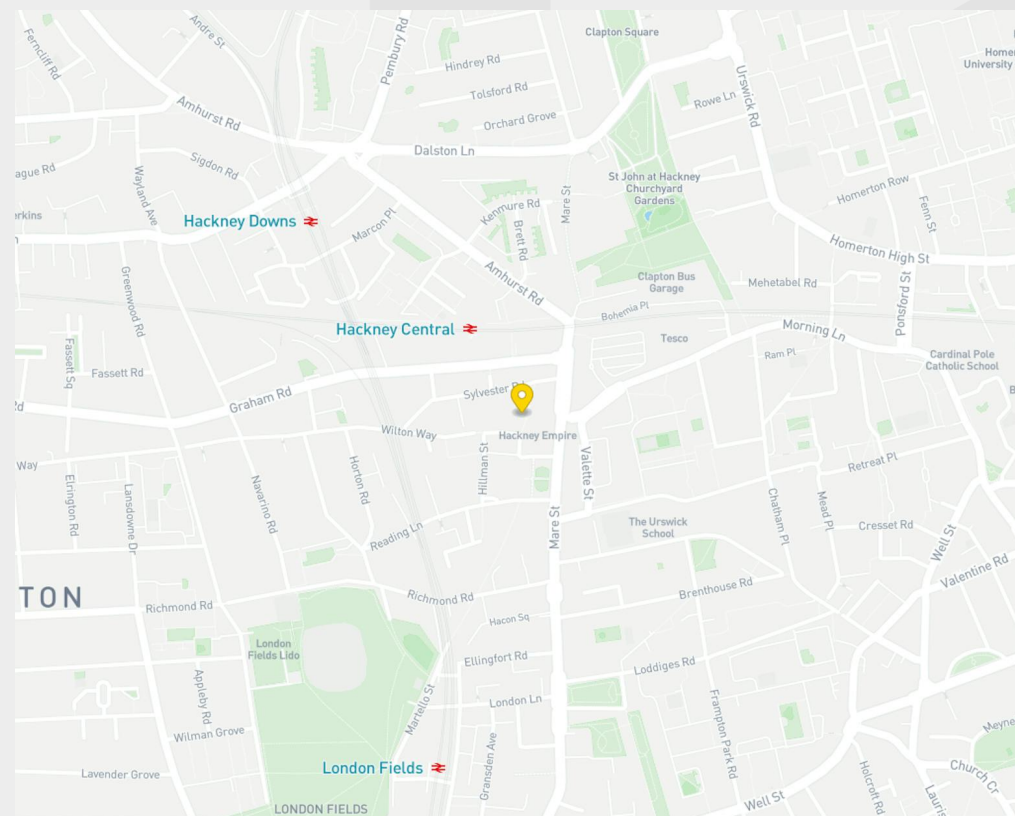


## Description

Arranged over 5 floors totalling 24,346 sq ft. Most recently occupied as traditional office accommodation, the building benefits from a sole use car park for up to 10 vehicles and dual entry points on neighbouring roads.

## Location

The immediate area is a popular localised shopping district, built up around a transport hub with Hackney Central, Hackney Downs and London Fields station all in proximity. The local retail environment offers lots of amenity including eateries, bars and public houses, as well as local institutions such as the Hackney Empire, Picturehouse, Oslo and Night Tales. Well served by both trains and numerous bus routes into the City and West End.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
Ground	5,971	554.7	£19.50	£11.08	Available
1st	6,086	565.4	£19.50	£11.08	Available
2nd	4,658	432.7	£19.50	£11.08	Available
3rd	4,334	402.6	£19.50	£11.08	Available
4th	2,750	255.5	£19.50	£11.08	Available
<b>Total</b>	<b>23,799</b>	<b>2,210.99</b>	<b>£19.50</b>	<b>£11.08</b>	

### Tenure

New Lease

### EPC

E (105)

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk

Chris Collins  
07803 850 228  
chris.collins@strettons.co.uk

Tom Schwier  
07583037559  
tom.schwier@strettons.co.uk



#### Further Information

[View on Website](#)

[Floor Plans](#)

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