

CHRISTOPHER ADDISON HOUSE

72 WILTON WAY • LONDON • E8 1BJ

NIA 26,645 sq ft / 2,475.40 sq m

GIA 34,108 sq ft / 3,168.70 sq m

OFFICE / CLASS E



Summary



Town centre HQ style building, 2 mins to Hackney Central station



Full CAT A refurb c. 2021



Reception and circulation lobby



2 × passenger lifts



2 × independent entrances



Perimeter outside terrace at top floor



Triple window aspects



Regular floor plates



New windows throughout

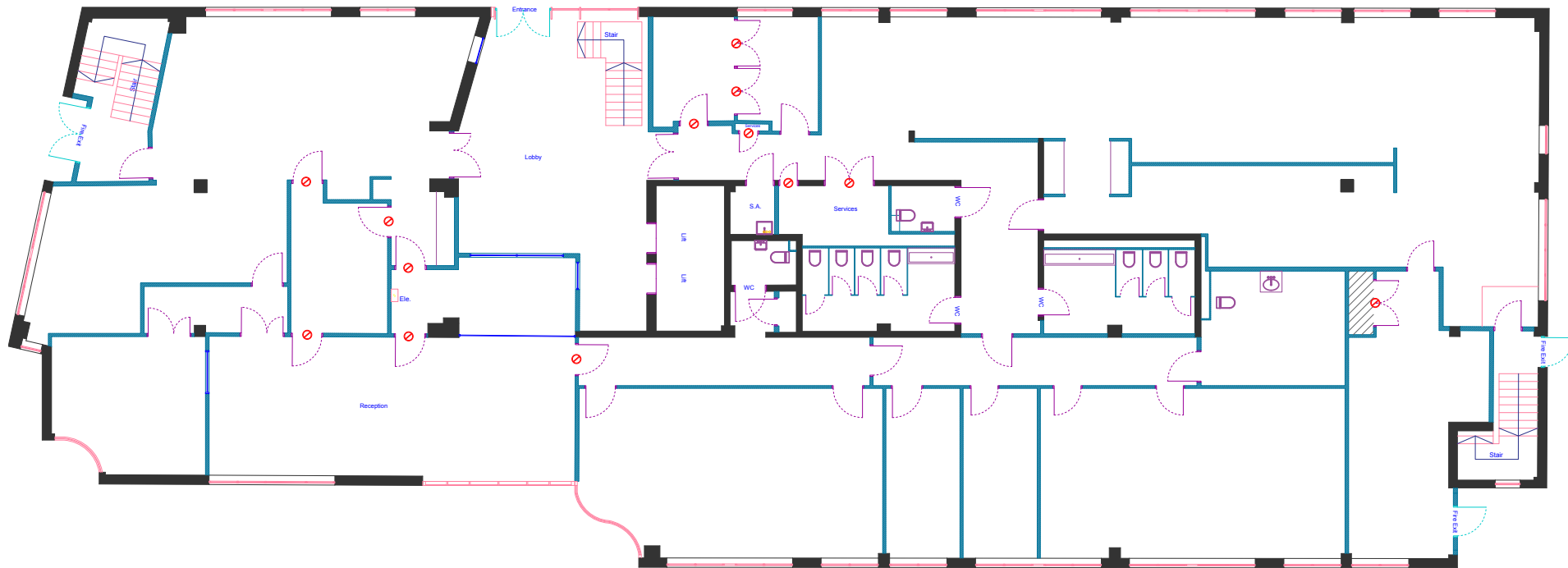


Specification

- New double glazed windows and fascia throughout
- Fibre internet
- CAT 6 Cabling
- Raised Access Floor
- Suspended ceiling
- LED lighting with passive detection
- VRF Air Conditioning System
- Air handling unit providing ventilation
- Each floor is fitted with a kitchen having integrated dishwashers, fridge freezers and instant boiling mixer taps
- Self-contained WCs
- Self-contained Showers
- Worship room
- 2 passenger lifts
- 3-phase power supply

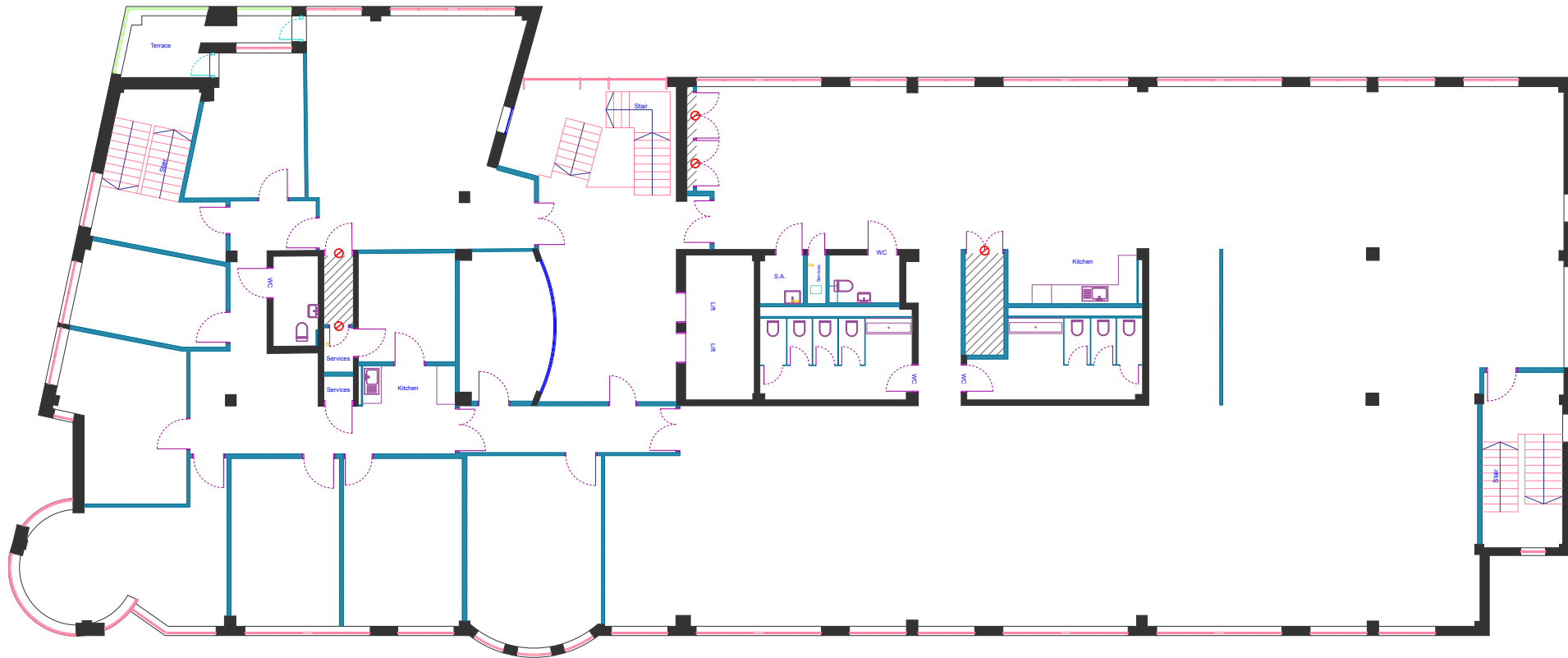
Plans and accommodation

GROUND FLOOR



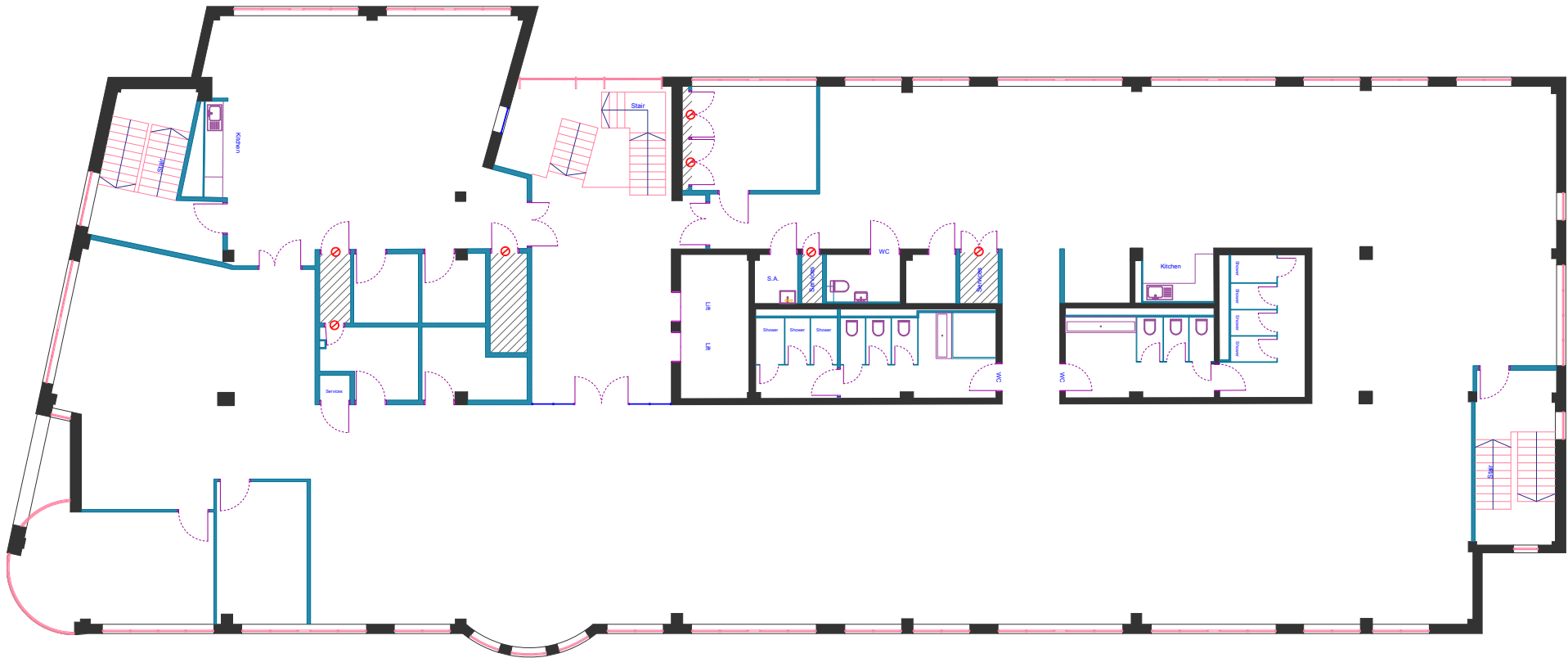
Plans and accommodation

FIRST FLOOR



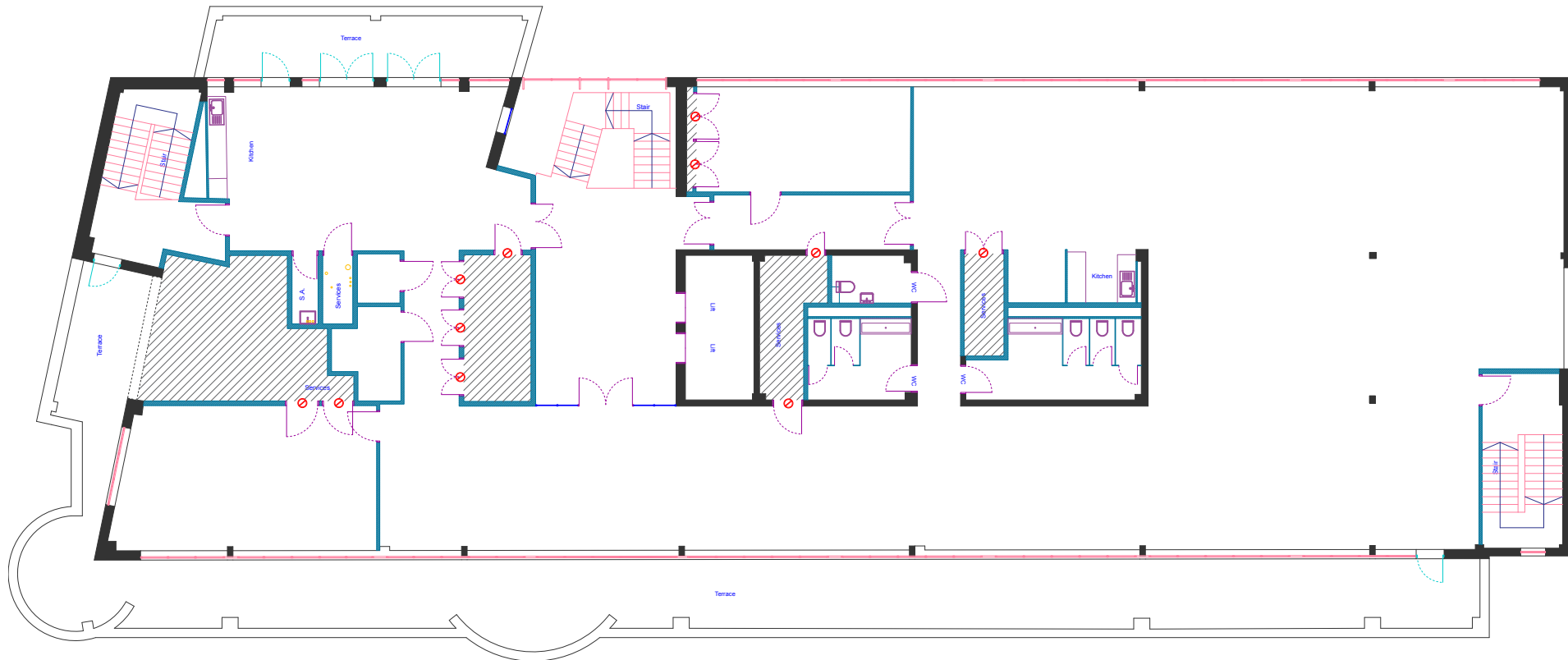
Plans and accommodation

SECOND FLOOR



Plans and accommodation

THIRD FLOOR



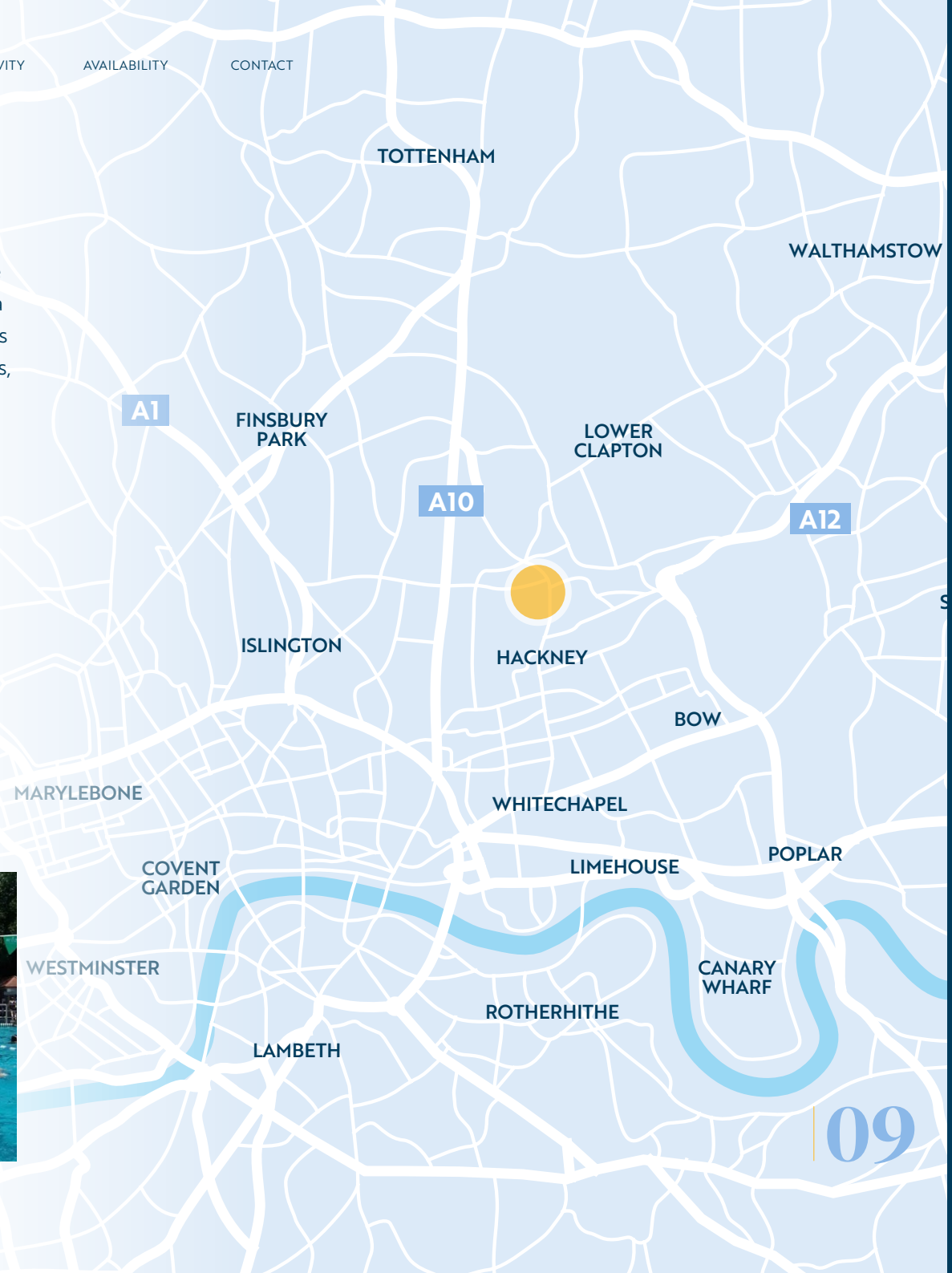
Location

The immediate area is an adopted town centre, with good surrounding office environment and a recognised shopping district. The immediate area offers a wealth of eateries, bars and public houses, as well as local institutions such as the Empire Theatre and Hackney Picturehouse, plus music venues Night Tales, Oslo and St. John at Hackney.

Christopher Addison House is situated at the epicentre of one of East London's creative hotbeds. Located between the bustle of Broadway Market and astride the calm of the Regent's Canal, enjoying the best of both environments.

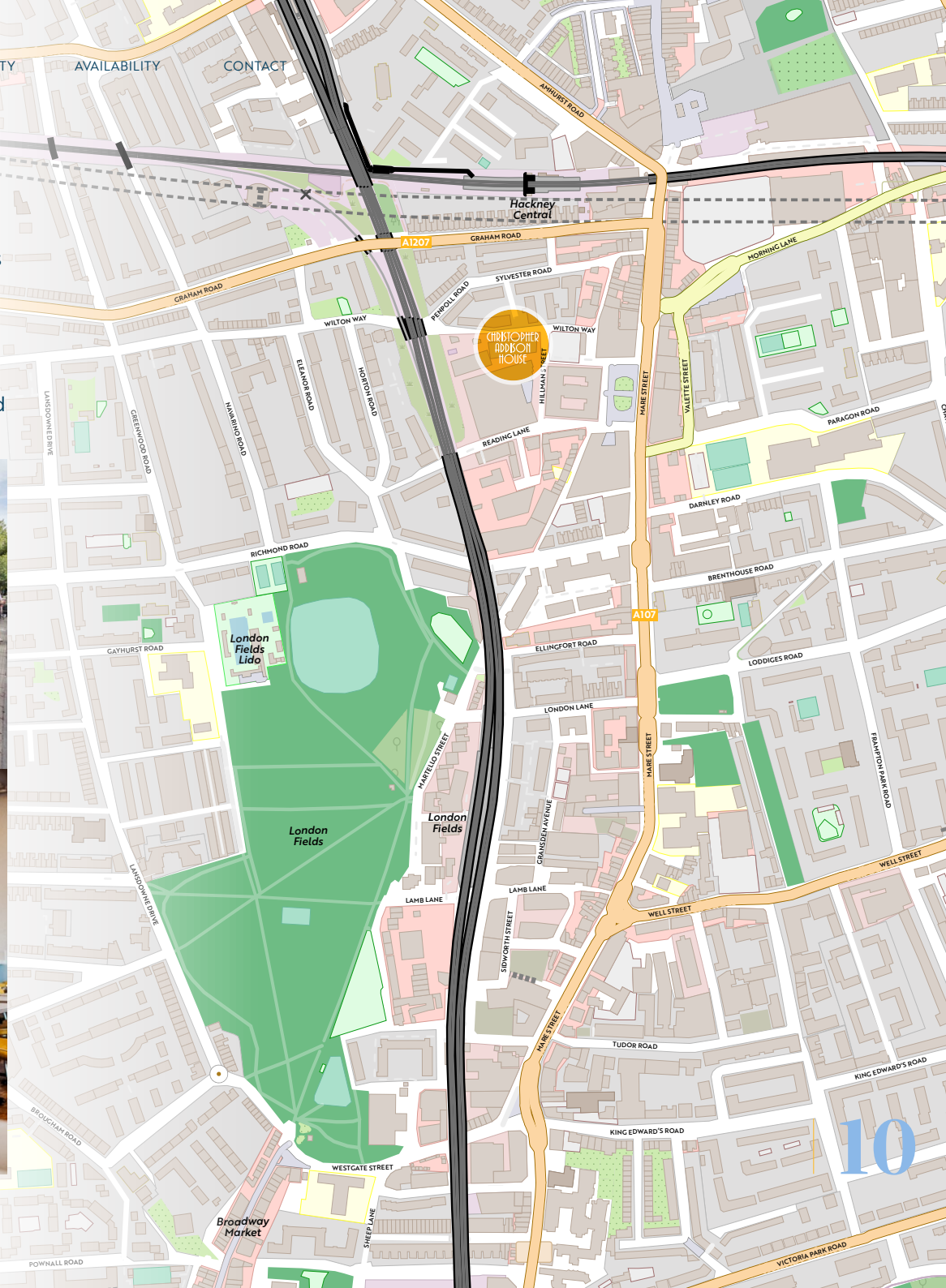
The area of London Fields has established itself as a key business district in East London for the arts as well as the food and beverage sector with continued growth and development for the last decade.

The property is a short walk from the recreational area of London Fields itself and the popular open air London Fields Lido. Nearby Broadway Market is a popular destination for tourists with a high concentration of food led occupiers in the immediate vicinity as well as the Saturday market which boasts over 35,000 visitors each weekend (on average).



The surrounding area has also become a notable destination for a growing community of co-working enterprise with nearby occupiers including The Fisheries, Neighbourhood Works by Spacemade, Artistic Spaces, Space Studios and Netil House.

Amenities close by include numerous coffee shops, bakeries and eateries including E5 Bakehouse, Bread & Truffle, Pophams, Forno, Flying Horse Coffee, Climpson & Sons, BRAT, Behind, Bambi Bar, Elliott's, Saint Monday Brewery and Mare Street Market.



Connectivity

Hackney Central provides overground services to Stratford International and Liverpool Street via a connecting footbridge to Hackney Downs, while London Fields offers overground connections direct to Liverpool Street.

Shoreditch and The City are within 45 minutes walk from the subject property, and less than 15 minutes by bike.



JOURNEY TIMES FROM THE BUILDING

HACKNEY CENTRAL

7 mins

LONDON FIELDS

9 mins

LIVERPOOL STREET

20 mins

HIGHBURY & ISLINGTON

14 mins

STRATFORD

20 mins



Accommodation/Availability

Name	NIA sq ft / sq m	GIA sq ft / sq m	Availability
Ground	5,947 / 552.50	8,312 / 772.20	Available
First	7,493 / 696.20	9,131 / 848.30	Available
Second	7,536 / 700.10	9,202 / 854.90	Available
Third	5,668 / 526.60	7,463 / 693.30	Available
Total	26,645 / 2,475.40	34,108 / 3,168.70	

Please note: the areas above have been provided by our client and have not been verified. Interested parties are advised to obtain their own measured survey for accurate sizing.



Tenure

New lease

EPC

B – 42

VAT

Applicable

Service Charge

Currently not applicable, but would be in the event of multi-let. The service charge in that instance is approximated at £7.50psf.

Rent

Guided at £29.50psf, exclusive

Business Rates

London Borough of Hackney
Rateable Value 2023–2024 £315 per m²
Estimated Payable Rate 2023–2024 £161.28 per m²

Contact



STRETTONS
EST 1931

Sean Crowhurst

07791 849 470

sean.crowhurst@strettons.co.uk

Chris Collins

07803 850 228

chris.collins@strettons.co.uk

Tom Schwier

07583 037 559

tom.schwier@strettons.co.uk

Jon Cuthbert

07817 657 079

jon.cuthbert@strettons.co.uk

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