

**UNIQUE SELF-  
CONTAINED MODERN  
CHURCH CONVERSION**

**291 HACKNEY ROAD  
SHOREDITCH  
E2**

**5,506 SQ FT**

**BELCOR**

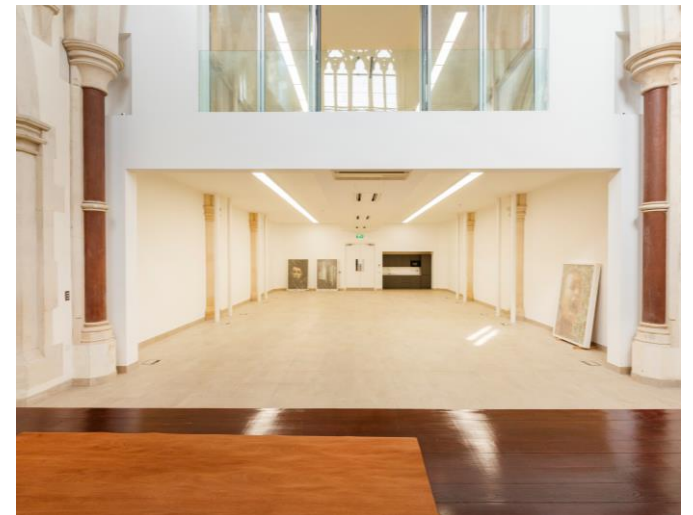
**CITY FRINGE REAL ESTATE**



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# BELCOR

291 HACKNEY ROAD  
SHOREDITCH, E2



## DESCRIPTION

A unique commercial space set within a spectacular modern conversion of a listed Neo Gothic church offering extraordinary commercial space. The building has been carefully restored and original historic features maintained throughout. The building benefits from new LED lighting, CAT 6 cabling, AC and kitchenettes on each floor. The space is accessed via private gated, setback courtyard with parking, (separate fees apply) adjacent to Haggerston Park.

## AMENITIES



NEWLY REFURBISHED



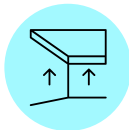
SELF-CONTAINED



PRIVATE GATED MEWS



PARKING



GREAT CEILING HEIGHTS



HISTORICAL FEATURES

## CAREFULLY REFURBISHED FORMER CHURCH AVAILABLE FOR COMMERCIAL USE



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT( PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	3,412					
Mezzanine	188					
1 <sup>st</sup> Floor	1,905					
Total	5,506	Available	£39.50	TBC	Refer to Agents	£18,123

## LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

## TIMING

Available immediately.

## CONTENT

View on our website.



## VAT

VAT is applicable.

### TRANSPORT

Hoxton - 5 mins



Cambridge Heath - 7 mins



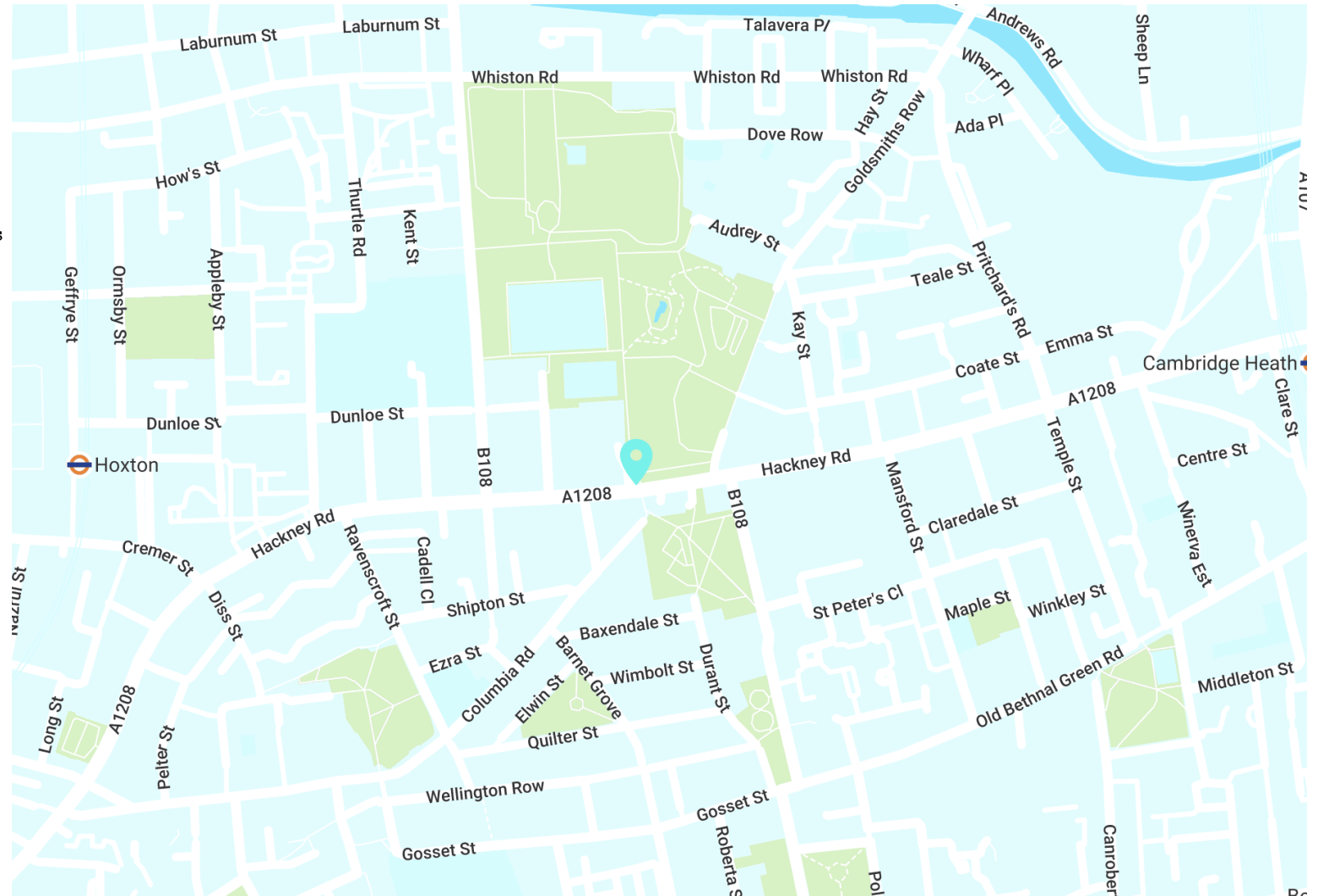
Liverpool Street - 13 mins by bus



### AREA

The property is directly adjacent to Haggerston Park at its Hackney Road entrance. Regent's canal is situated at the northern end of Haggerston Park, Broadway Market and London Fields are close by on the northern side of the canal. Central Shoreditch and Hoxton are a 10-minute walk to the west, with all local amenities in close proximity.

### LOCATION



## VIEWINGS VIA JOINT AGENTS

### BELCOR

020 7375 3444  
agency@belcor.london  
www.belcor.london

### STRETTONS

020 7375 1801

## TEAM

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