

BELCOR

CITY FRINGE REAL ESTATE

**CHARACTER
COMMERCIAL
BUILDINGS WITH
PARKING**

FOR RENT

**CHELMER ROAD
HACKNEY
E9**

12,452 SQ FT

DESCRIPTION

We have been instructed to offer this character property, a former ice cream factory, comprising three self contained former warehouse buildings. Each property is self contained & would ideally suit a wide range of occupiers.

The properties are served by an extensive service yard from Chelmer Road, providing loading and parking.

All of the buildings are in need of comprehensive refurbishment.

AMENITIES

- Parking
- Loading
- Flexible lease terms

CHARACTER COMMERCIAL BUILDINGS WITH PARKING



BELCOR

40 CHELMER ROAD
HACKNEY E9

CHARACTER COMMERCIAL BUILDINGS WITH PARKING



AREA

Homerton is an area in Hackney, bordering Hackney Central, as well as Hackney Wick & Leyton.

The property is located on Chelmer Road, a predominantly residential street and is in close proximity of both Homerton High Street and Chatsworth Road, with its numerous coffee shops and eateries.

TRANSPORT

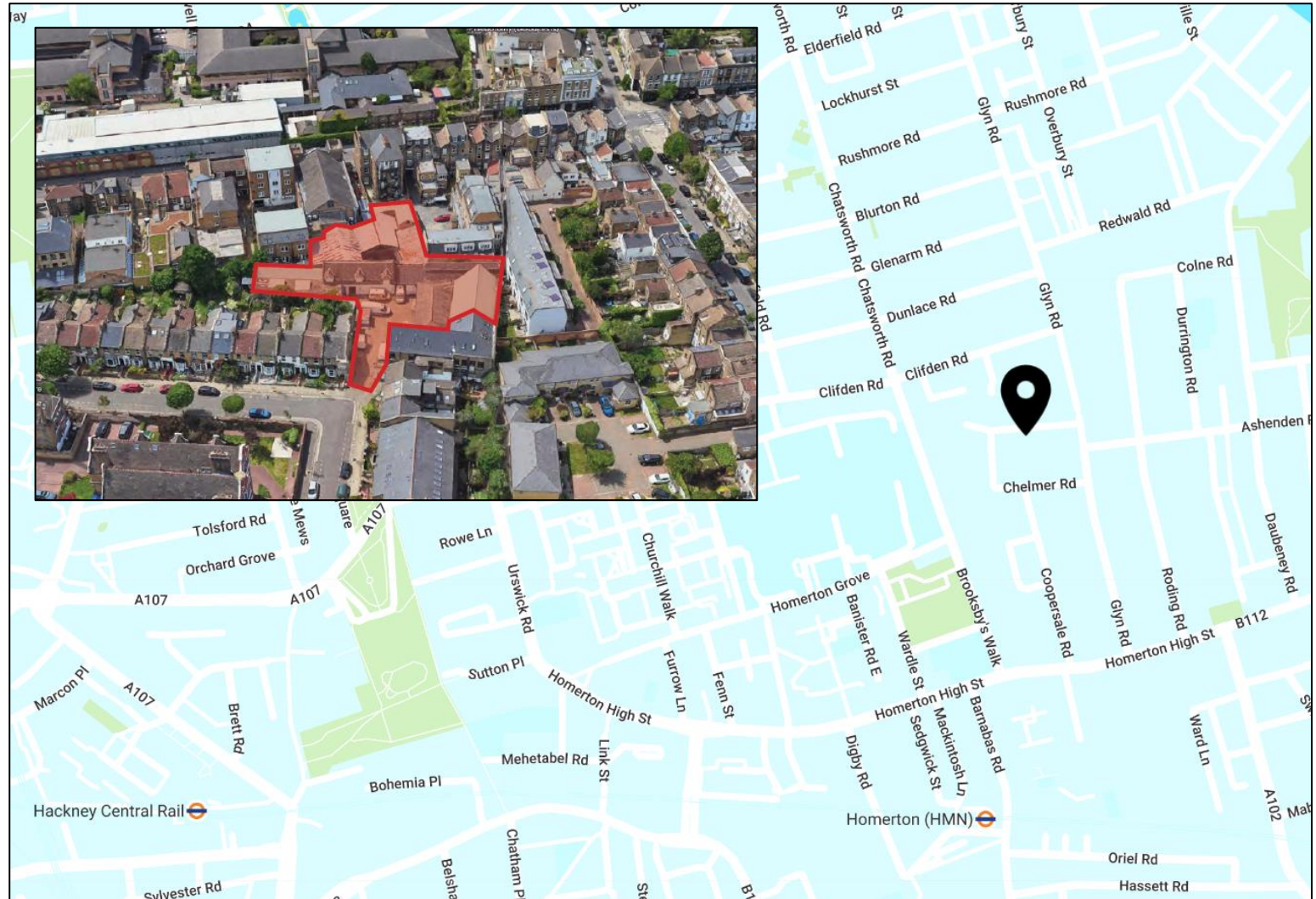
The property is within close proximity of the A12 which provides easy access to the North Circular and M11 motorway.

Homerton High street is well served by numerous London Transport bus services, connecting to Hackney Central.

Homerton Overground - 10 mins



LOCATION



FLOOR AREAS

BLOCK A	SQ FT	STATUS	BLOCK B	SQ FT	STATUS	BLOCK C	SQ FT	STATUS
Ground Floor	3,540	Available	Ground Floor	3,680	Available	Ground Floor	1,894	Available
1 st Floor	2,260	Available	Total	3,680	Available	1 st Floor	1,076	Available
Total	5,800	Available				Total	2,970	Available

**All areas are on a gross internal basis*

COMBINED TOTAL	SQ FT
Blocks A, B & C	12,450

LEASE

A new lease for a term by arrangement is available.

The lease is to be contracted outside the provisions of the Landlord & Tenant Act.

RENT

We are guiding rental offers in excess of £22.50 psf

VAT

To Be Confirmed.

RATES

To Be Confirmed.

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

EPC

To Be Confirmed.

VIEWINGS VIA JOINT SOLE AGENTS

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