

Hillview House,
Hallswelle Parade
Finchley Road, London NW11 0DL
020 8371 9161

office@grosvenordean.co.uk

www.grosvenordean.co.uk



GROSVENOR DEAN



237 Hackney Road/6a Scawfell Street, London E2 8NA

Ground & 1st Floor Refurbished Creative Offices

Key Points

- Fully Refurbished Offices
- Funky Creative Space
- Full Access From Rear
- Character Building & Features
- Good Natural Light
- Excellent Transport Links
- Parking Included

Location

The property is ideally located on Hackney Road, with easy access to Central London. The premises are a short walk to Hoxton Station (London Overground) as well as being close to Bethnal Green & Old Street Underground stations. Hackney Road lies within 1 mile of the City and 3 miles from the West End.

There is a diverse mix of creative retail and office users in the vicinity. The array of shops, restaurants & bars of Brick Lane, Shoreditch & Hoxton are all within a short walk of the property.

Sat Nav: E2 8NA

Description

The property is a fully refurbished self-contained period building. The demise is arranged over Ground and first floor levels and provide 4,300 sq ft of creative office space. There are ample kitchen & WC facilities on each floor.

The premises can be subdivided and benefits from dual access from both Hackney Road & Scawfell Street. There is good natural light and several character features have been preserved. Two parking spaces are included with the property.

Sizes

| | | |
|--------------------|---------------------|--------------------|
| Ground Floor: | 2,926 sq. ft | (272 m) |
| First Floor: | 1,377 sq. ft | (128 m) |
| Total Area: | 4,300 sq. ft | (400 sq. m) |

Terms

The property is available by way of a new lease direct from the landlord for a term to be agreed.

Rent

£28 per square foot or £120,000 per annum exclusive. This building is currently not elected to VAT.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Rates

Interested parties are advised to confirm the rating liability with Hackney Council.

EPC

These premises have a current EPC rating of B (48). Click [here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

Viewing

Via joint agents Grosvenor Dean Limited **Contact:** David Guttentag

E: david@grosvenordean.co.uk **P:** 020 8371 9161 **M:** 07970 087 111

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