

## WELL STREET, LONDON, E9

£35,000 PER ANNUM

A prominent corner position off Well Street and Shore Road and just a short walk from London Fields. This ground floor premises boasting almost 1,800 square feet offers fully fitted space currently used as a tattoo parlor with open plan workspace as well as 4 separate partitioned rooms.

The property benefits an abundance of natural light, exposed ceilings, perimeter trunking, air conditioning, suspended lighting, 3 meter floor to ceiling height and 3 - 4 parking spaces.

The property has been recently refurbished and has a brand new state of the art kitchen and bathroom and toilet.

**Location:**

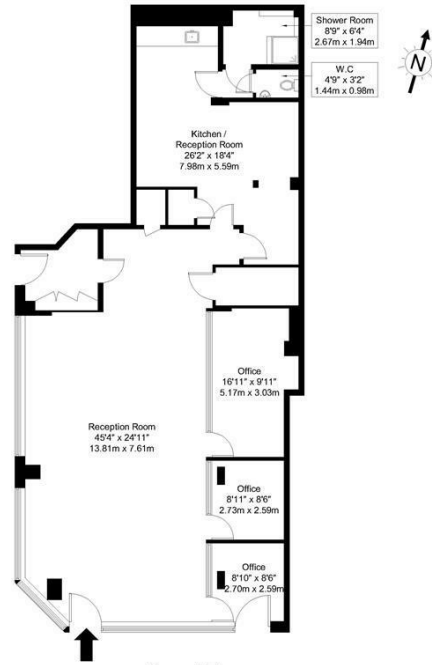
The property is located off the west side of Well Street which is situated in the London Borough of Hackney and has fantastic transport links with London Fields over ground station 0.3 miles north



Goldman Greg

# Well Street, E9 7PX

Approx Gross Internal Area = 169.6 sq m / 1826 sq ft

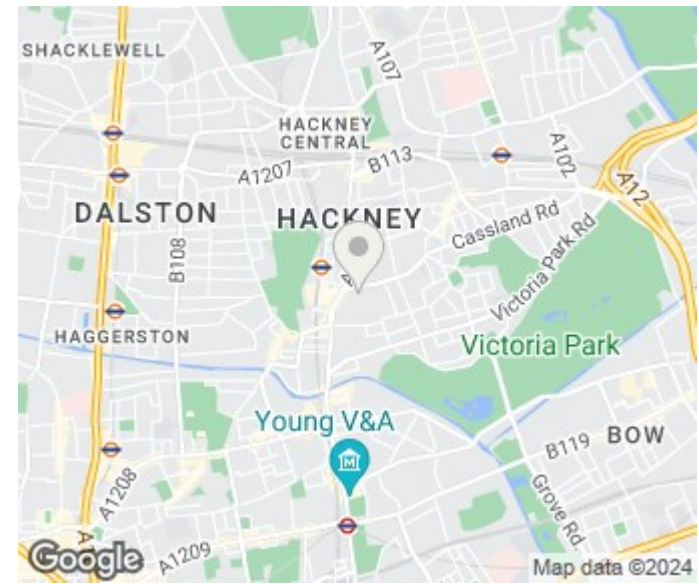


Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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