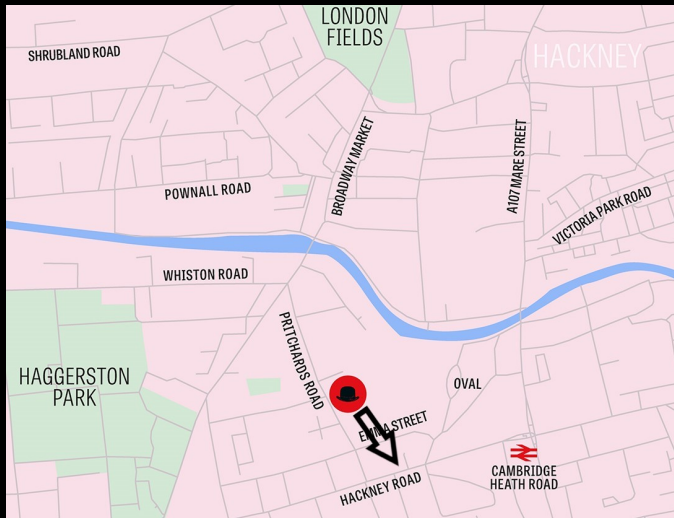


445 HACKNEY ROAD, HACKNEY, E2



- THIRD FLOOR
WAREHOUSE STYLE
SPACE AVAILABLE
- AREA (TOTAL)
1,121 SQ FT (104 SQ M)

THE
MOX
BARLEY
ESTATE





DESCRIPTION

Open plan, third floor space. The unit benefits from generously high ceilings throughout, an abundance of natural light, a fully fitted kitchen, a meeting room and shared toilet facilities.

LOCATION

The property is prominently located on Hackney Road, a stone's throw from Regents Canal. The area is flourishing with creative businesses such as in Containerville, a community of small businesses housed in up-cycled shipping containers, and other independent retail and office spaces. Broadway Market is also a short walk over the canal, which boasts a mix of pubs, cafes, restaurants, and street food vendors.

The area also benefits from excellent transport links with London Overground via Bethnal Green, Underground services via Cambridge Heath and buses to Shoreditch and west London a short walk away.

TENANCY

Third floor unit available on a new lease.

RENT

£38,114 inclusive of service charge, exclusive of VAT
(£34 per sq ft)

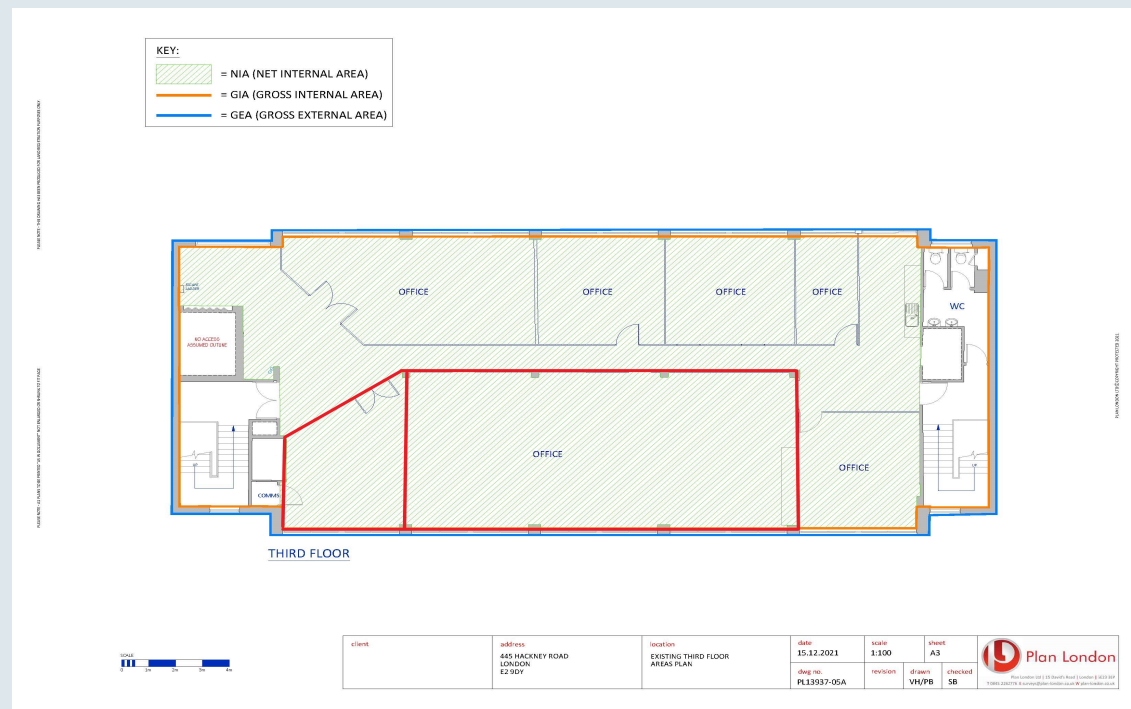
ACCOMMODATION

Third floor - 1,121 sq ft (104 sq m)

CONTACT

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COMMUTE

Cambridge Heath Overground
Bethnal Green Underground

7 mins
14 mins

PARKING NEARBY

Just Park (Mare Street) 12 mins

LUNCH

- Billy's Cafe
- Broadway Market
- City Cafe
- Dhills Grill
- Soul Taste
- Passion Fit Food (Takeaway)

REFRESHMENTS

- Ozone Coffee
- The Natural Philosopher
- Off Broadway
- The Vrgin Queen
- Little Georgia Hackney
- Sebright Arms

HEALTH & FITNESS

- Fightzone London
- Fitness4Less
- Hotpod Yoga
- TripSpace Yoga/ Dance
- The Hub Studios (Dance)

THE GREAT OUTDOORS

- Haggerston Park
- Ravenscroft Park
- Bethnal Green Gardens
- London Fields