



Unit 2 Spurhouse

4-14 Spurstowe Terrace, Hackney, E8 1LT

**Long Leasehold For Sale.
Newly Built, Shell and Core
Commercial Premises in
Hackney Downs.**

1,787 sq ft
(166.02 sq m)

- Shell Condition with Capped Services
- Glazed Frontage
- Adjacent to Hackney Downs Overground
- New 999 Year Lease
- Ideal for Office Occupiers

Unit 2 Spurhouse, 4-14 Spurstowe Terrace, Hackney, E8 1LT

Summary

Available Size	1,787 sq ft
Price	Offers from £650,000
Business Rates	Yet to be assessed
Service Charge	£2 per sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Spurhouse is a newly constructed, contemporary mixed-use development comprising 24 apartments and 2 self contained commercial units. Unit 2 totals 1,787 sq. ft. and is available on the ground floor of the development, featuring high ceilings, fully glazed frontage and amenity space to the rear. Available with a Long Leasehold the unit will be delivered in shell condition with capped services.

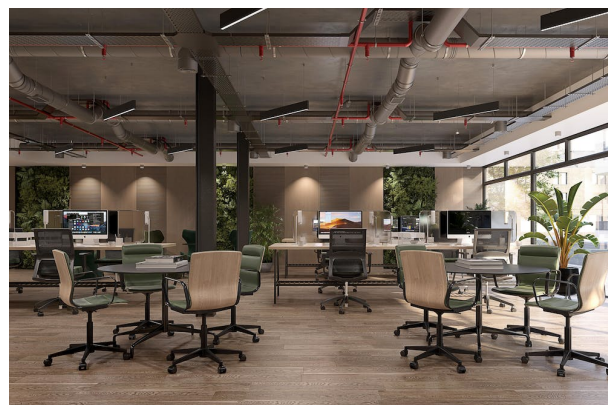
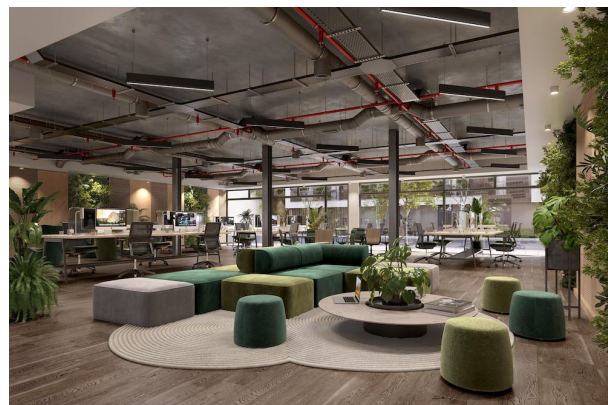
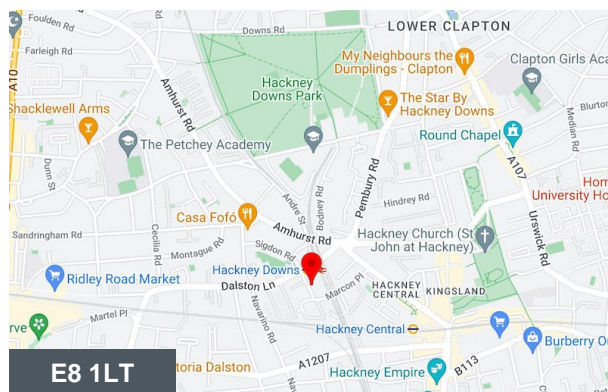
Location

Located moments from Hackney Downs Station on the Overground network with an 11 minutes journey time to Liverpool Street . The immediate neighbourhood of Hackney Central lies between the green spaces of Hackney Downs Park, the social hotspots of London Fields and the vibrant nightlife of Dalston.

Accommodation

The accommodation comprises of the following

Name	Size	sq m	Price	Service Charge
Ground - Unit 2	1,787 sq ft	166.02	£650,000	£2 /sq ft
Total		166.02		



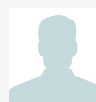
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