



21-23 Hackney Grove

Hackney, E8 3NR

**For Sale Commercial
Building With F1 Use Class.
Approx. 2,854 Sq. Ft.**

2,854 sq ft
(265.15 sq m)

- 2,854 Sq. Ft. (265 Sq. Ms)
- F1 Use Class
- Rear Access
- Will Suit Alternative Uses (STP)
- Potential Redevelopment Opportunity (STP)
- London Fields Area

21-23 Hackney Grove, Hackney, E8 3NR

Summary

Available Size	2,854 sq ft
Price	£1,000,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

A commercial building for sale benefitting from F1 (Education) Use Class. The property is arranged over the lower ground, ground, and first floors and requires modernization but has the potential for redevelopment to residential (STP). Rear access is available via Florfield Road.

Location

Hackney Grove is situated in the heart of London Fields, one of the most exciting and sought-after locations in East London. The property is situated on a pedestrianised street and cycle lane and close to all of the local amenities including trendy cafes, stylish bars, eclectic restaurants, boutique shops, and bustling markets. With Hackney Central station just a short walk away, residents can easily reach other parts of London, making this an ideal location for most businesses.

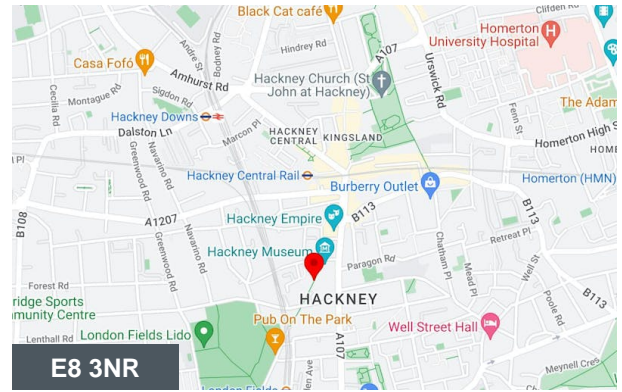
Accommodation

The accommodation comprises the following areas:

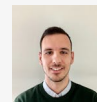
Name	sq ft	sq m	Availability
Building - 21-23 Hackney Grove	2,854	265.15	Available
Total	2,854	265.15	

Business Rates

21-23 Hackney Grove appears on the 2023 Valuation Office Agency's assessment, with a rateable value of £10,250.



Viewing & Further Information



George Sarantis

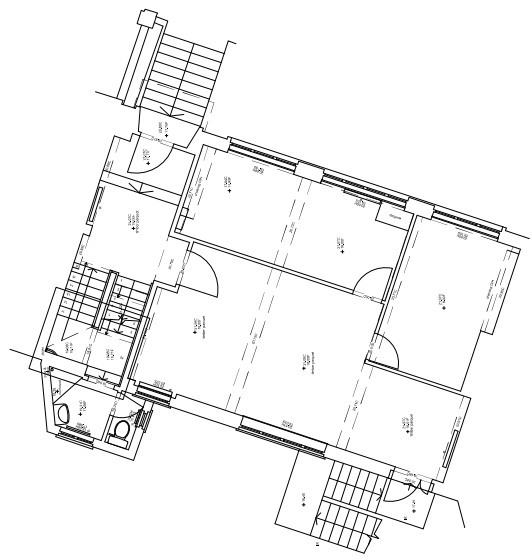
020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

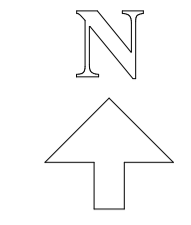
NOTES:
 ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
 ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
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- LEGEND:
- 1. WALL
 - 2. WINDOW
 - 3. DOOR
 - 4. STAIR
 - 5. LIFT
 - 6. RAMP
 - 7. BALCONY
 - 8. TERRACE
 - 9. ROOF
 - 10. FLOOR
 - 11. CEILING
 - 12. LIGHT
 - 13. VENT
 - 14. RISER
 - 15. TREAD
 - 16. HANDRAIL
 - 17. BALUSTRADE
 - 18. GLASS
 - 19. METAL
 - 20. WOOD
 - 21. CONCRETE
 - 22. BRICK
 - 23. BLOCK
 - 24. TILE
 - 25. CARPET
 - 26. PAVEMENT
 - 27. PLASTER
 - 28. GYPSUM
 - 29. PLASTERBOARD
 - 30. INSULATION
 - 31. GLAZING
 - 32. GLASS
 - 33. METAL
 - 34. WOOD
 - 35. CONCRETE
 - 36. BRICK
 - 37. BLOCK
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 - 97. PLASTER
 - 98. GYPSUM
 - 99. PLASTERBOARD
 - 100. INSULATION

Note: Drawings shall be in accordance with the Building Regulations 2010.



PROJECT NO.	DATE	BY
PROTECH		
PROTECTIVE TECHNOLOGIES LTD.		
100, THE SQUARE, LONDON, E14 9EF		
TEL: 020 7463 4000		
FAX: 020 7463 4001		
WWW.PROTECTIVE-TECHNOLOGIES.COM		
PROJECT:		
21-23 HACKNEY GROVE		
LONDON E8 3NF		
REV:		
GROUND FLOOR		
AS SHOWN		
SCALE	1:500(A)	DATE: MARCH 2023
DRAWN BY	HP	CHECKED BY: SK
PROJECT NO.	03	FILE NO. 230301



DO NOT SCALE FROM DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

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NOTES:

ALL MEASUREMENTS TAKEN TO EXISTING
SURFACE FINISHES UNLESS STATED OTHERWISE
ALL LEVELS IN METRES
ALL ARROWS POINT UP
SURVEY GRID & LEVELS RELATED TO
ORDNANCE SURVEY BY GPS OBSERVATION

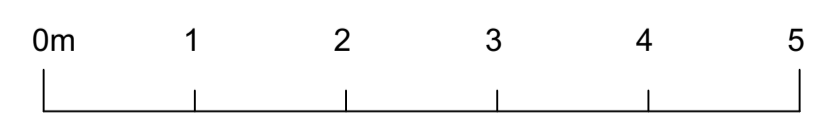
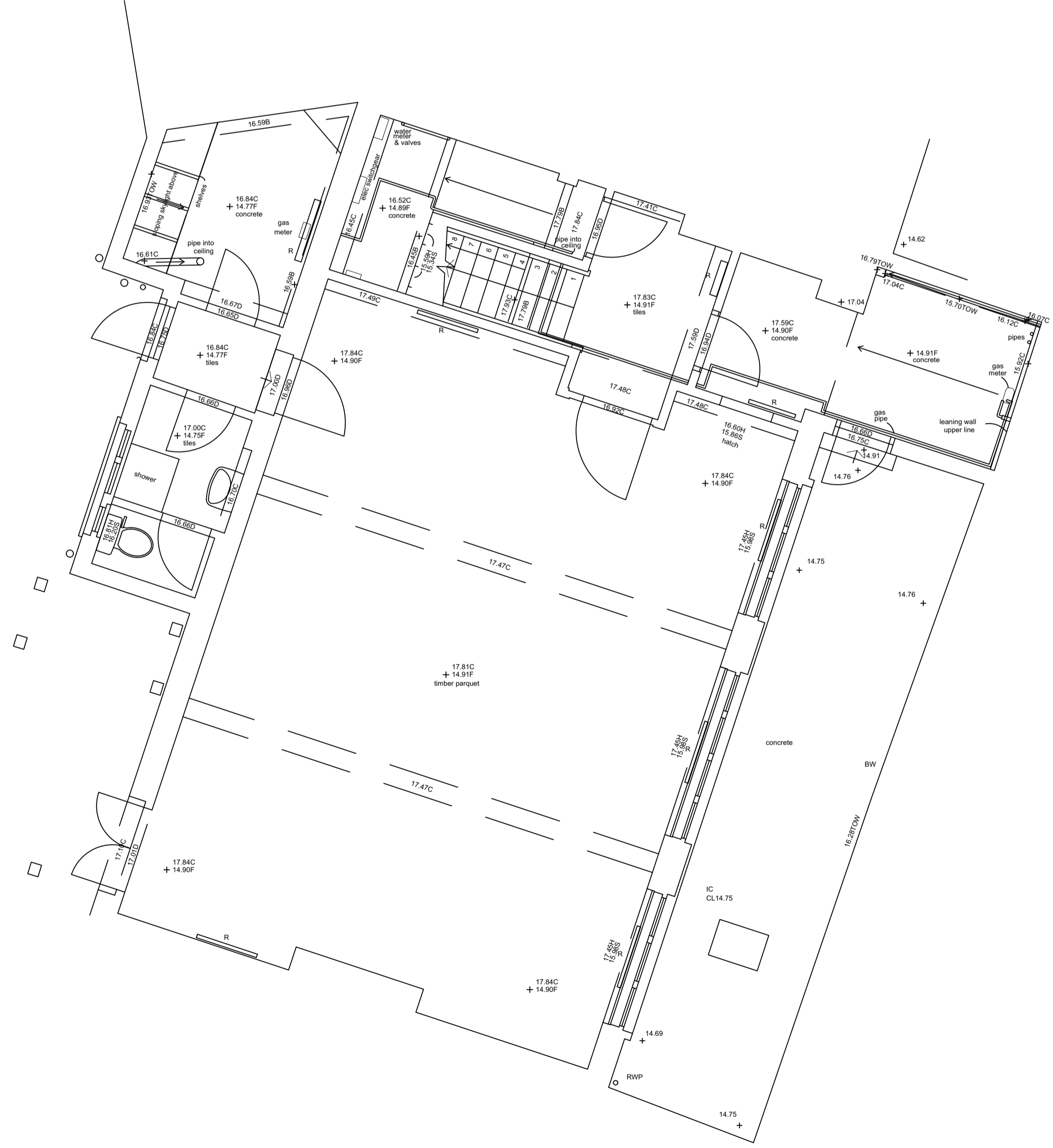
LEGEND:

- | | |
|---------|-------------------------|
| 20.00F | FLOOR LEVEL |
| 20.00H | WINDOW HEAD LEVEL |
| 20.00S | WINDOW SILL LEVEL |
| 20.00C | CEILING LEVEL |
| 20.00SC | SUSPENDED CEILING LEVEL |
| 20.00B | BEAM LEVEL |
| 20.00D | DOOR HEAD LEVEL |
-
- | | |
|------|--------------------------|
| AB | AIRBRICK |
| B | BOLLARD |
| BH | HEIGHT TO BEAM UNDERSIDE |
| BW | BRICK WALL |
| BT | BRITISH TELECOM |
| CATV | CABLE TV |
| CB | CUPBOARD |
| CPS | CONCRETE PAVING SLABS |
| DK | DROP KERB |
| ER | EARTH ROD |
| FB | FLOWER BED |
| FH | FIRE HYDRANT |
| FW | FOUL WATER |
| G | GULLY |
| GV | GAS VALVE |
| IC | INSPECTION CHAMBER |
| IL | INVERT LEVEL |
| LP | LAMP POST |
| P | POST |
| RE | RODDING EYE |
| RG | ROAD GULLY |
| RS | ROAD SIGN |
| RWP | RAIN WATER PIPE |
| SVP | SOIL VENT PIPE |
| SW | SURFACE WATER |
| TL | TRAFFIC LIGHT |
| TOP | TOP OF FENCE LEVEL |
| TOW | TOP OF WALL LEVEL |
| TP | TELEGRAPH POLE |
| V | VENT |
| VP | VENT PIPE |
| WM | WATER METER |
| WP | WASTE PIPE |
| WSV | WATER STOP VALVE |

- FENCE TYPES**
- | | | | |
|-----|-----------------|----|---------------|
| BW | Barbed Wire | CW | Chicken Wire |
| CB | Close Board | IW | Interwoven |
| CI | Corrugated Iron | IR | Iron Railing |
| CL | Chain Link | OB | Openboard |
| CPL | Conc Panel | PR | Post and Rail |
| CP | Chestnut Paving | PW | Post and Wire |

All tree details should be checked by an Arborologist

Note: Drawing edited to show 23 Hackney Grove and Vernon Hall only.



REVISIONS	DATE	BY
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matrix
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166 Sutton Court Road, London W4 3HR
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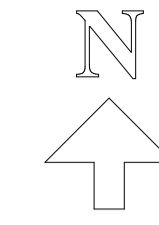
PROJECT
**23-27 HACKNEY GROVE
LONDON E8 3NR**

TITLE
LOWER GROUND FLOOR
AS EXISTING

SCALE	1/50@A1	DATE	MARCH 2023
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DRAWN BY	RF	CHECKED BY	SN
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DRAWING No.	02	FILE No.	23/2761
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ORDNANCE SURVEY BY GPS OBSERVATION

LEGEND:

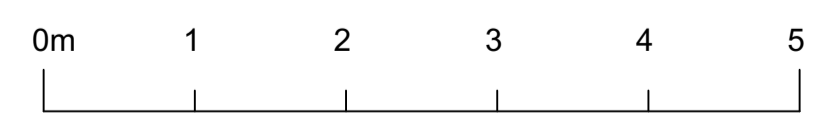
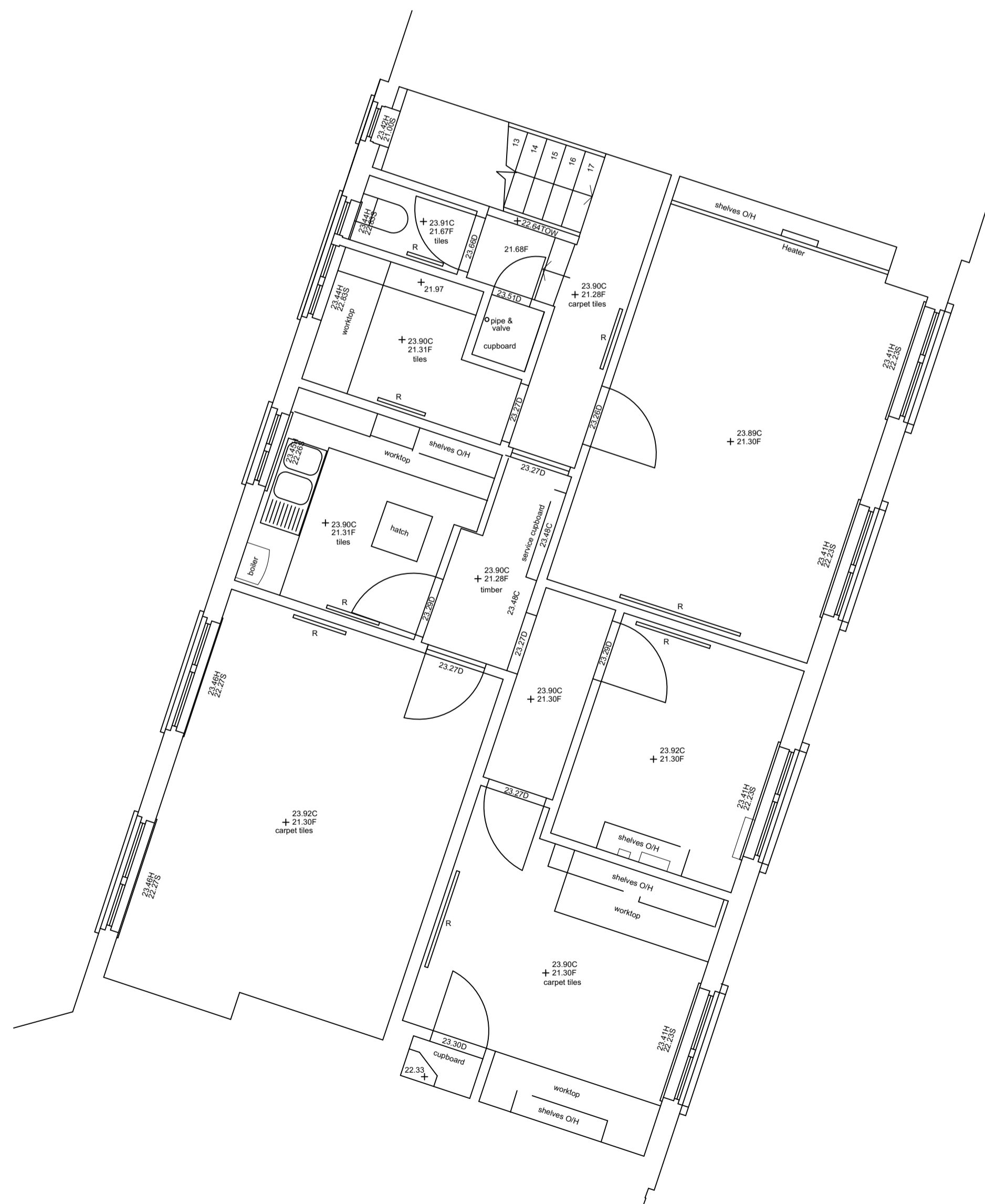
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20.00C	CEILING LEVEL
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P	POST
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Note: Drawing edited to show 23 Hackney Grove and Vernon Hall only.



REVISIONS	DATE	BY
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PROJECT
23-27 HACKNEY GROVE
LONDON E8 3NR

TITLE
FIRST FLOOR
AS EXISTING

SCALE 1/50@A1 **DATE** MARCH 2023

DRAWN BY RF **CHECKED BY** SN

DRAWING No. 04 **FILE No.** 23/2761