



## 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

<b>Available Size</b>	2,854 sq ft
<b>Price</b>	£1,000,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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.

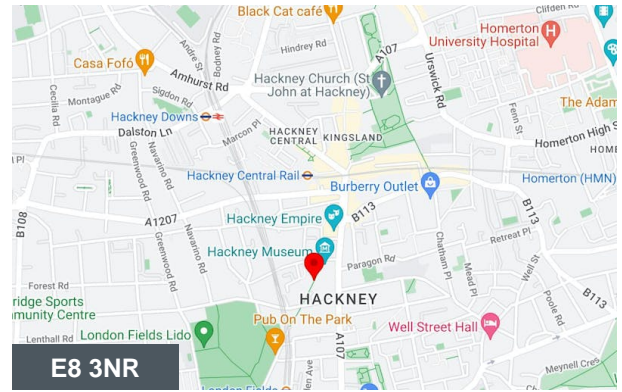
## Accommodation

The accommodation comprises the following areas:

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

## 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**

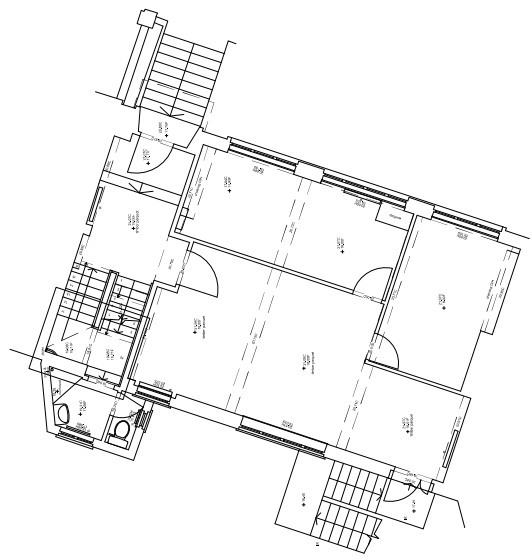
020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

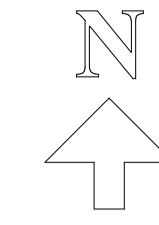
NOTES:  
 1. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE DRAWINGS.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.

- 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. LINOLEUM
  - 27. PAVEMENT
  - 28. PLASTER
  - 29. GYPSUM BOARD
  - 30. INSULATION
  - 31. GLAZING
  - 32. GLASS BLOCK
  - 33. GLASS CURTAIN WALL
  - 34. GLASS PARTITION
  - 35. GLASS DOOR
  - 36. GLASS WINDOW
  - 37. GLASS BALCONY
  - 38. GLASS TERRACE
  - 39. GLASS ROOF
  - 40. GLASS FLOOR
  - 41. GLASS CEILING
  - 42. GLASS LIGHT
  - 43. GLASS VENT
  - 44. GLASS RISER
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  - 100. GLASS GLASS GLASS GLASS GLASS BLOCK

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



PROJECT NO.	DATE	BY
<b>PROTECH</b>		
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: BN
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

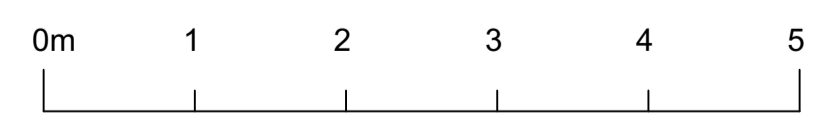
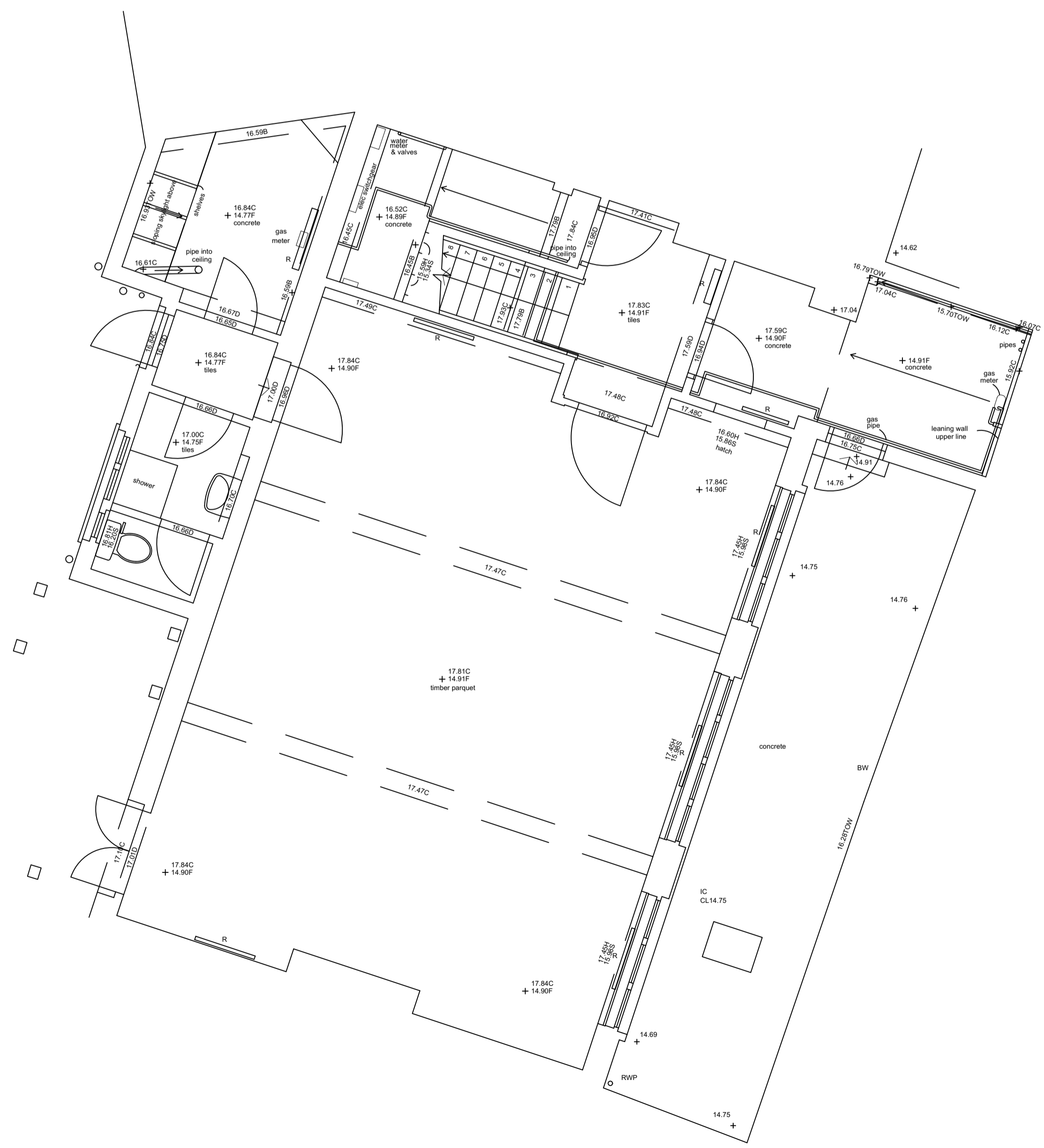
**LEGEND:**

- 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 DRAIN 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
  - CB Close Board
  - CI Corrugated Iron
  - CL Chain Link
  - CPL Conc Panel
  - CP Chestnut Paling
  - CW Chicken Wire
  - IW Interwoven
  - IR Iron Railing
  - OB Openboard
  - PR Post and Rail
  - 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.



insertion point

REVISIONS	DATE	BY



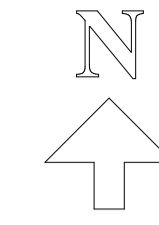
**PROJECT**  
23-27 HACKNEY GROVE  
LONDON E8 3NR

**TITLE**  
LOWER GROUND FLOOR  
AS EXISTING

SCALE 1/50@A1 DATE MARCH 2023

DRAWN BY RF CHECKED BY SN

DRAWING No. 02 FILE No. 23/2761



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

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**NOTES:**  
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SURVEY GRID & LEVELS RELATED TO  
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**LEGEND:**

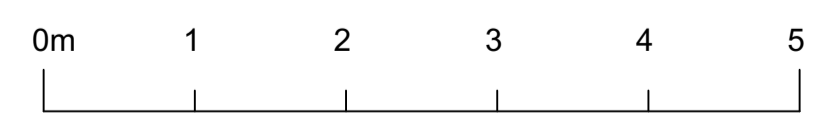
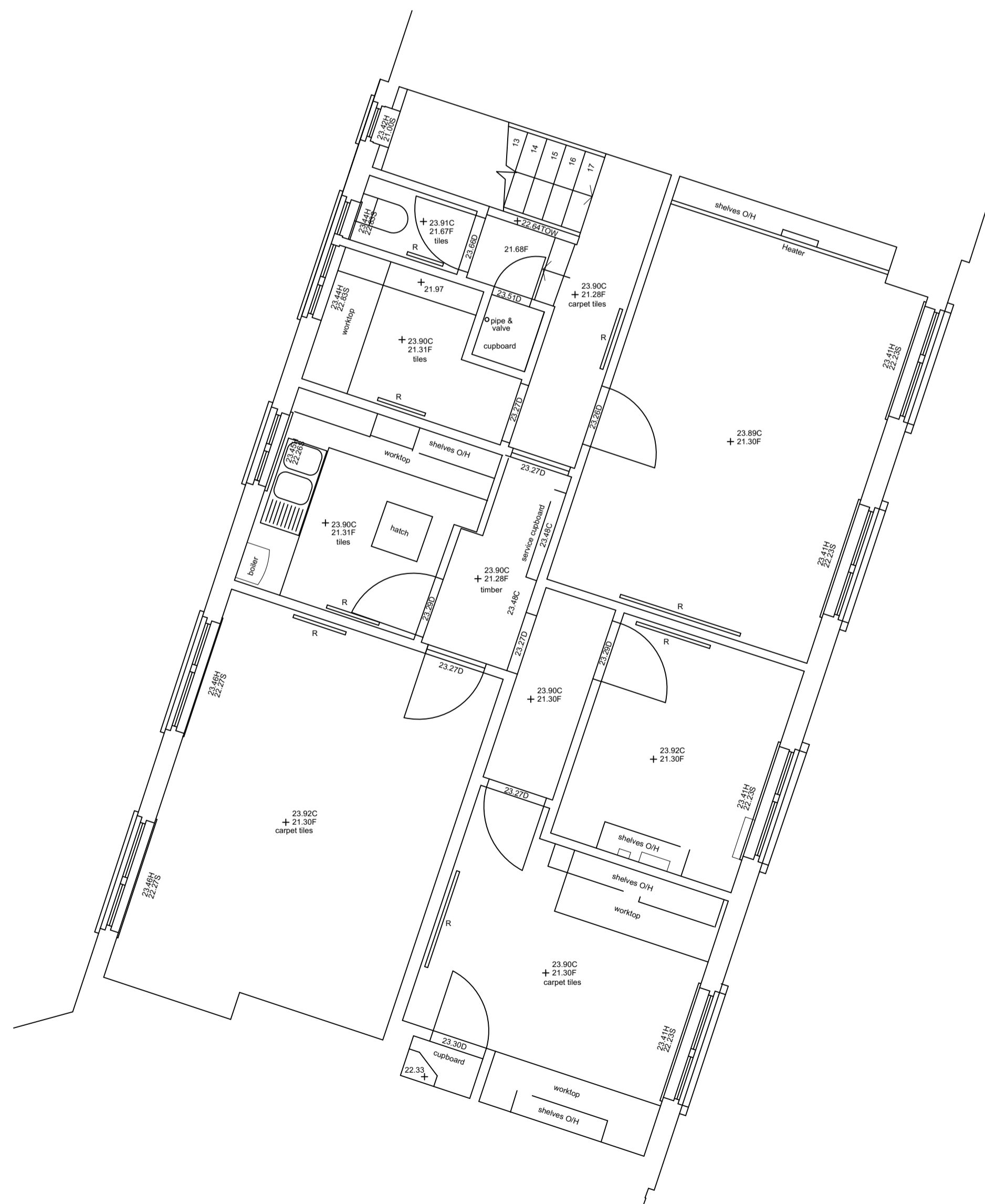
20.00F	FLOOR LEVEL
20.00H	WINDOW HEAD LEVEL
20.00S	WINDOW SILL LEVEL
20.00C	CEILING LEVEL
20.00SC	SUSPENDED CEILING LEVEL
20.00B	BEAM LEVEL
20.00D	DOOR HEAD LEVEL
AB	AIRBRICK
B	BOLLARD
BH	HEIGHT TO BEAM UNDERSIDE
BW	BRICK WALL
BT	BRITISH TELECOM
CATV	CABLE TV
CB	CUPBOARD
CPS	CONCRETE PAVING SLABS
DK	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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**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