



25 Hackney Grove

Hackney, E8 3NR

Class Use E Property To Let in the heart of Hackney Central, E5.

1,840 sq ft
(170.94 sq m)

- 1,840 sq. ft.
- Streamlined Fit-out
- Suitable for Variety of Occupiers
- Hackney Central Area
- Great Transport Links
- New Lease
- Self-Contained

25 Hackney Grove, Hackney, E8 3NR

Summary

Available Size	1,840 sq ft
Rent	£46,000 per annum
Rates Payable	£11,851.25 per annum Approximate rateable value per building
Rateable Value	£23,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Accommodation

The accommodation comprises the following areas:

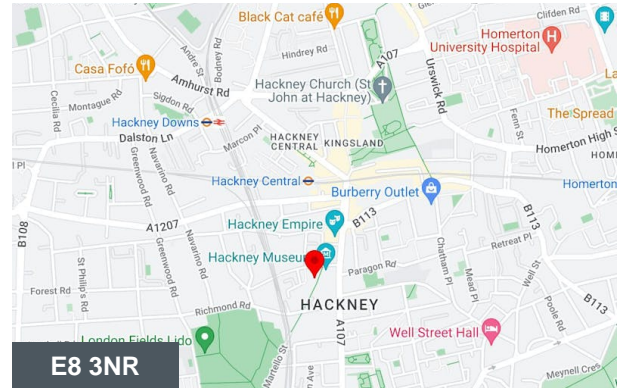
Name	sq ft	sq m
Building - 25	1,840	170.94
Total	1,840	170.94

Description

The three-storey and basement buildings provide a cellular layout on each floor, which can be split into multiple smaller spaces if needed. However, the property can easily be used by one operator due to the interconnecting hallways. The buildings would suit a range of businesses within Class E category, as well as alternative uses such as F2 (community use), subject to the necessary planning consents.

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.



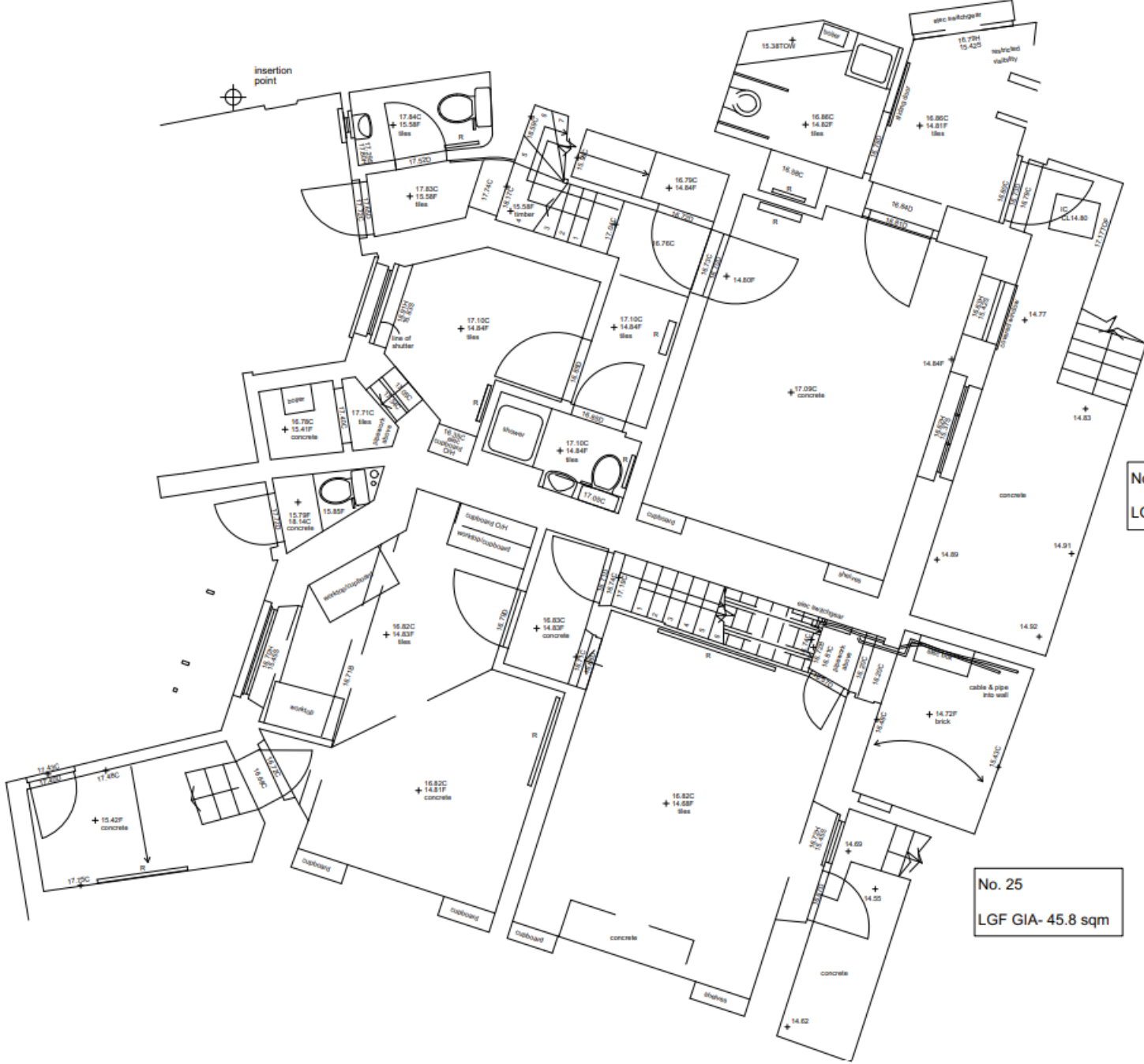
Viewing & Further Information



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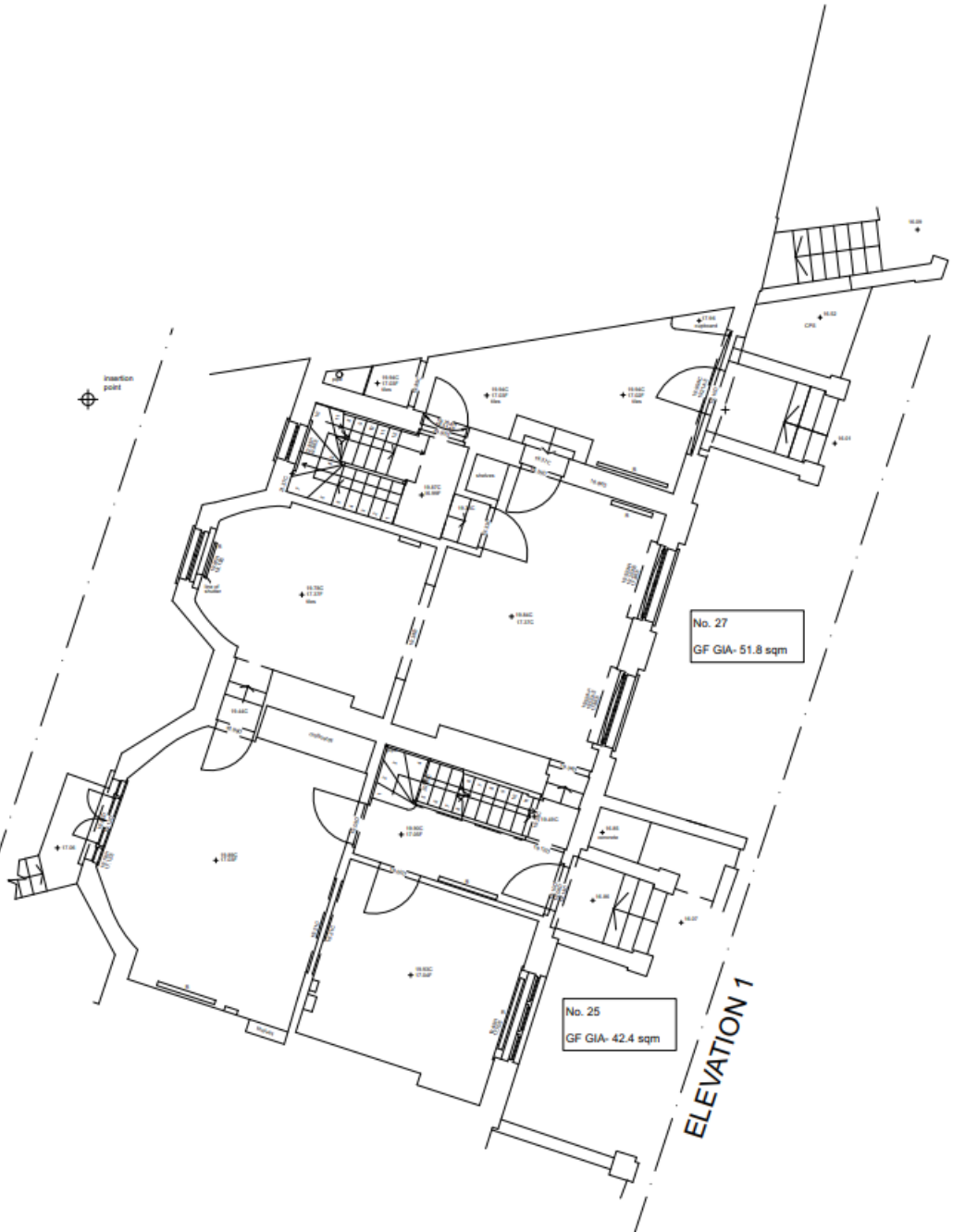


No. 27
LGF GIA- 52 sqm

No. 25
LGF GIA- 45.8 sqm



ELEVATION 2

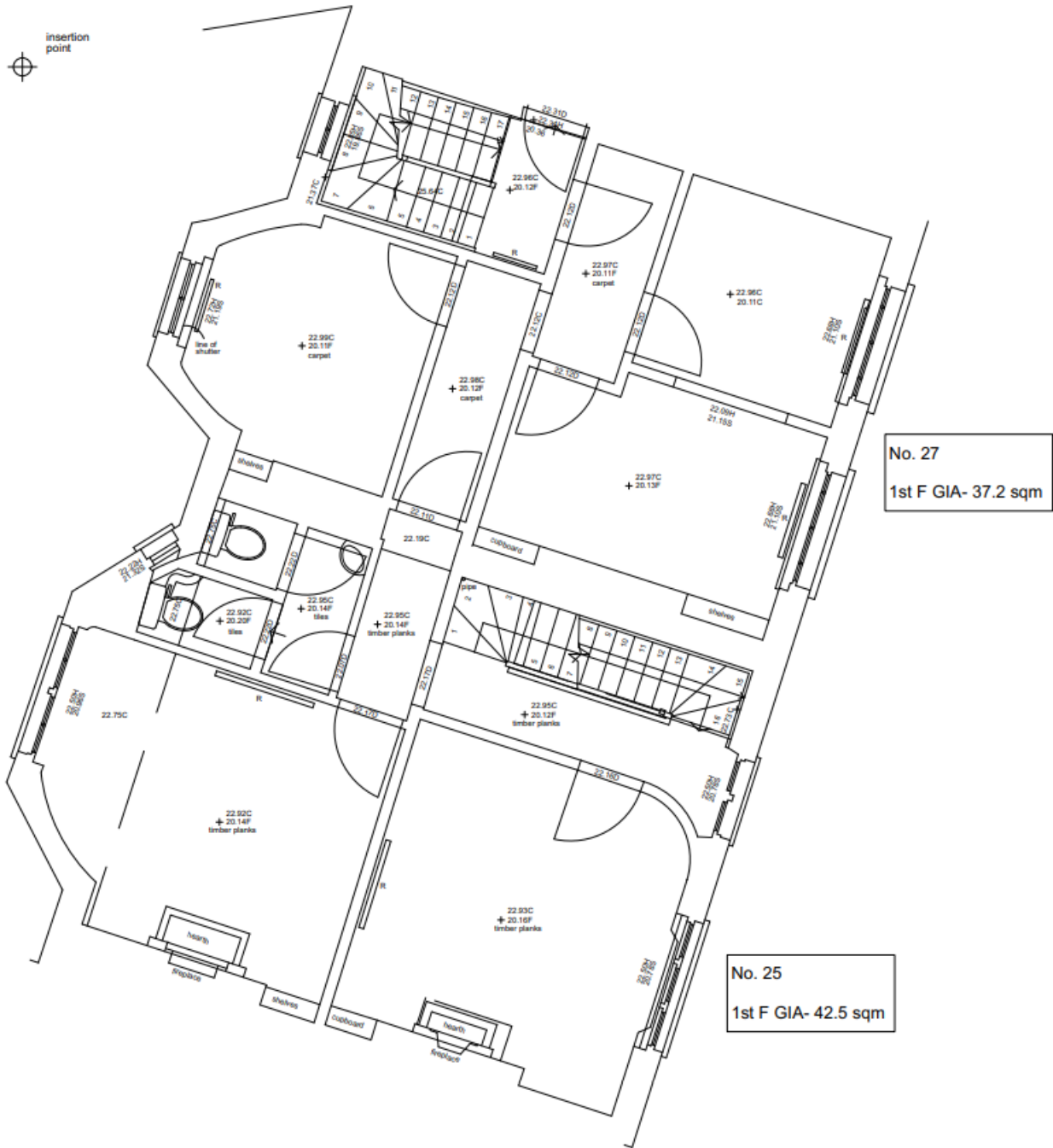
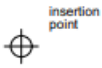


No. 27
GF GIA- 51.8 sqm

No. 25
GF GIA- 42.4 sqm

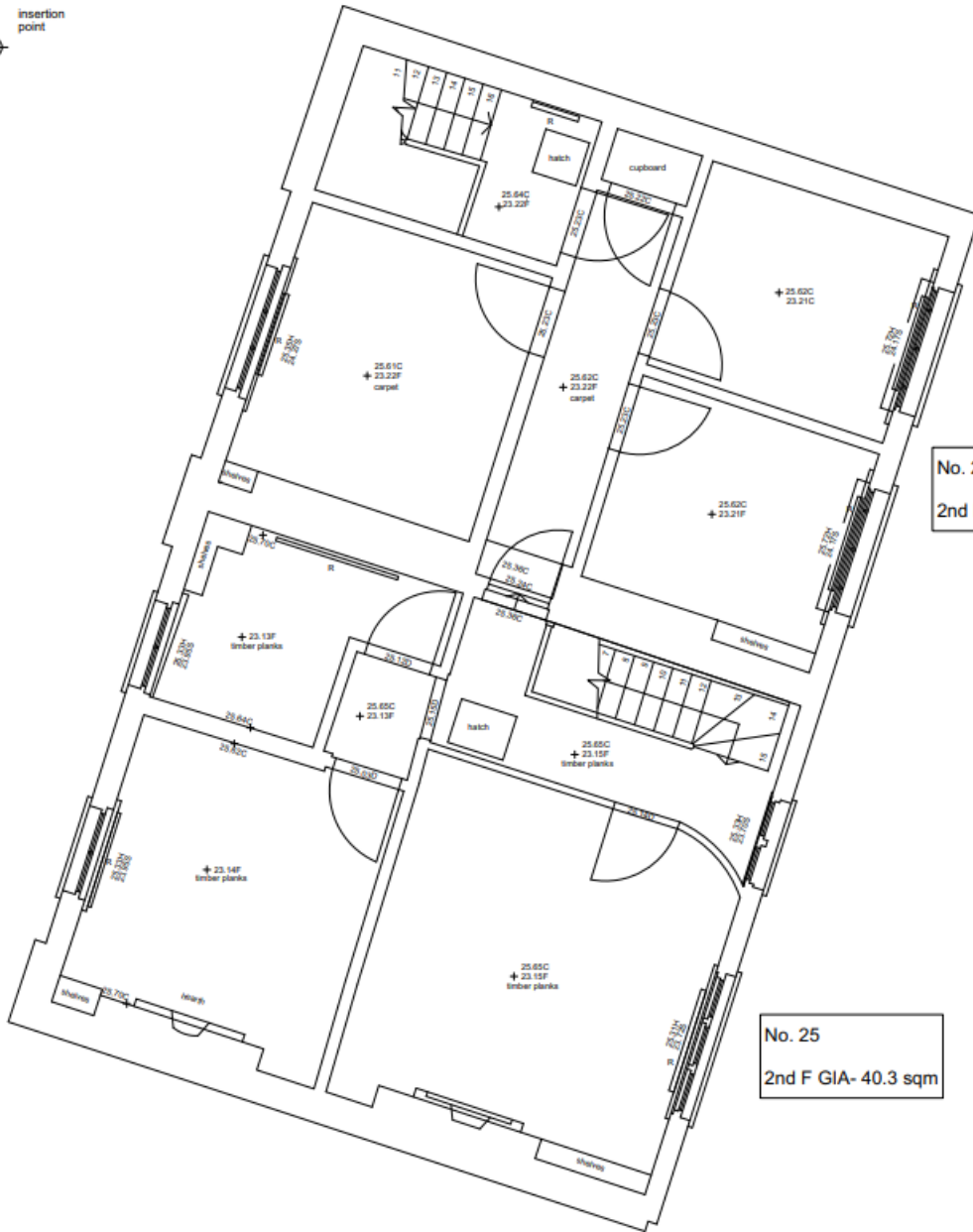
ELEVATION 1

Location point



No. 27
1st F GIA- 37.2 sqm

No. 25
1st F GIA- 42.5 sqm



No. 27
2nd F GIA- 35.3 sqm

No. 25
2nd F GIA- 40.3 sqm