

# TO LET

Attractive Two Storey Building -  
suitable for a variety of uses

7,098 sq. ft. (659 m<sup>2</sup>)

**161 NORTHWOLD ROAD,  
Hackney, London E5 8RL**

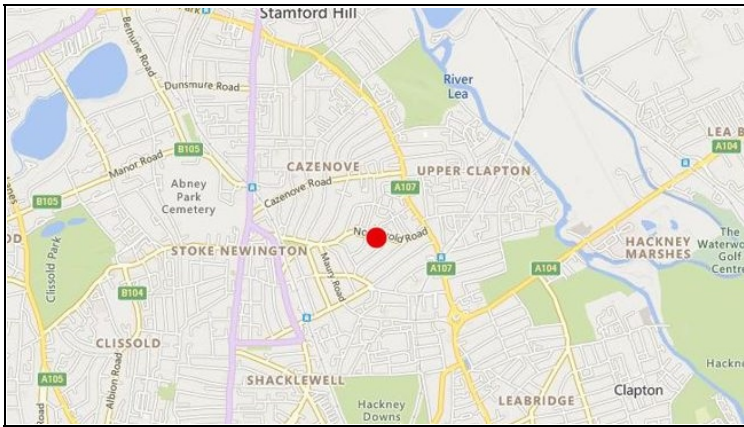


- External Areas To Side And Rear
- Passenger Lift
- All mains services

- Attractive Original Features
- Ramp Access To Entrance
- Good Natural Light Throughout

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
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## LOCATION

The property is situated in a prominent position fronting Northwold Road at its junction with Rossington Street. Northwold Road links Stoke Newington High Street and Stoke Newington to the west and to Upper Clapton Road, Clapton to the east. Clapton station is approximately 0.3 miles from the property offering London Overground services between Chingford and Liverpool Street via Hackney Downs, London Fields and Bethnal Green. Stock Newington station (Mainline services to Liverpool Street) is also within 0.6 miles from the property.

## DESCRIPTION

The property comprises an attractive two storey building providing predominantly open plan accommodation on the ground floor together with kitchen, store, offices and WCs. The first floor provides further open plan accommodation currently used as a hall plus additional office space and further WCs. There is a passenger lift serving both ground and first floors.

Externally, there is a paved terrace to the rear running the length of the building in addition to a separate gated area to the side providing external storage and some limited off-street car parking.

## ACCOMMODATION

Ground Floor:	3,386 sq. ft. (315 m <sup>2</sup> )
First Floor:	3,712 sq. ft. (345 m <sup>2</sup> )
<b>Total:</b>	<b>7,098 sq. ft. (659 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries.

## EPC

The property has an EPC rating of D.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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