

# THE CHURCH

291 HACKNEY ROAD | LONDON | E2 8NA

+ UNIQUE FITTED  
COMMERCIAL SPACE TO LET

+ FLOOR AREAS:  
5,506 SQ FT [511.50 M<sup>2</sup>]



De Villiers  
COMMERCIAL



# HIGHLIGHTS



- + **UNIQUE COMMERCIAL SPACE** FITTED TO A HIGH STANDARD
- + **OPEN PLAN ACCOMMODATION** WITH 3x FULLY FITTED KITCHENETTES
- + ARCADE OF LOCAL RETAILERS, CAFÉS AND BARS **ON YOUR DOORSTEP**
- + **EXCELLENT ACCESS** WITH FLAT LOADING
- + **LIFT ACCESS** (FOR WHEELCHAIR USE ONLY)
- + **SECURE GATED COMPLEX** WITH AUTOMATIC VEHICLE GATE OPENING
- + **PARKING** (BY SEPARATE FINANCIAL AGREEMENT)
- + **SECURE BICYCLE STORAGE**
- + **SHOWER/CHANGING** FACILITIES
- + PROXIMITY TO **TRANSPORT LINKS** AND **CITY OF LONDON**





# THE PROPERTY



## SPECIFICATION

State of the art heat exchange Air Conditioning and heating

CAT VI network cabling and power in floor boxes

Fully fitted kitchenettes

Lift (for wheelchair use only)

Secure Gated complex with automatic vehicle gate opening

Secure bicycle storage enclosures

Parking  
(by separate financial arrangement, if required)

Walled garden (use by separate financial arrangement, if required)

A unique commercial space set within a spectacular modern conversion of a listed Neo Gothic church offering extraordinary height and drama.

The restoration has been done with great care and the original features create a spectacular dramatic effect with a unique character and historical depth.

The open plan ground and first floor spaces are suitable for offices, gallery, museum, media studios, photography/video film space, fashion and more.

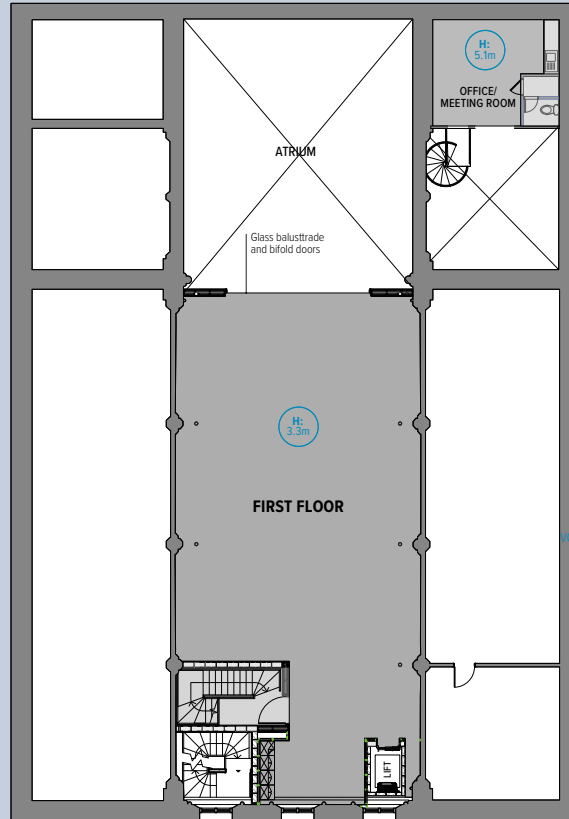
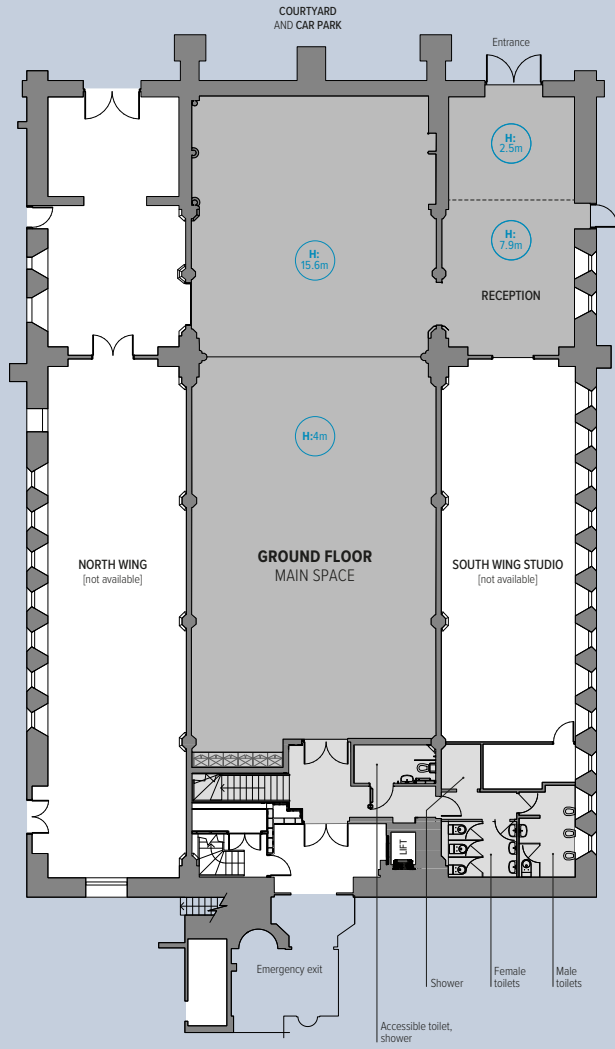
Entry to property via private driveway, automatic gates into a large car park, all adjacent to Haggerston Park.

To the rear of the property there is a combined accessible shower and toilet, a second shower, male and female WC's.





# ACCOMMODATION

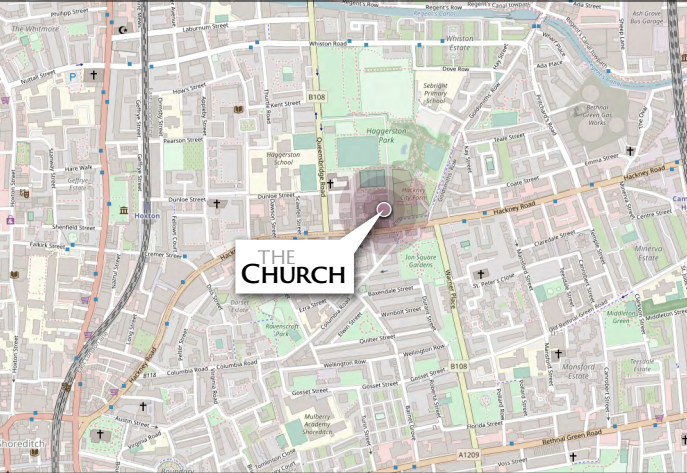


PART	NET INTERNAL AREA (NIA) M <sup>2</sup>	NET INTERNAL AREA (NIA) SQ.FT
Ground	317	3,412
Mezzanine	17.50	188
First	177	1,905
<b>Total</b>	<b>511.50</b>	<b>5,506</b>





# LOCATION



The property is directly adjacent to Haggerston Park at its Hackney Road entrance. The park provides an unexpectedly verdant setting for a Shoreditch property. It has many facilities including:

- + Tennis, football and basketball courts
- + BMX cycle track,
- + Hackney City Farm

Regents canal is situated at the northern end of Haggerston Park, Broadway Market and London Fields are close by on the northern side of the canal. Central Shoreditch and Hoxton are a 10 minute walk to the west, with all local amenities in close proximity.



## PUBLIC TRANSPORT

**Hoxton station:** 10-minute walk  
London Overground (600 m)

**Cambridge Heath station:** 12-minute walk  
London Overground (800m)

**Liverpool Street station:** 1.3 miles  
Elizabeth, Central, Hammersmith & City,  
Metropolitan Line and National Rail Services

**Bus Routes 26 & 55**  
providing easy access to the City of London



# FURTHER INFORMATION

## TERMS

Available by way of a new lease with terms to be agreed directly with the landlord.

## RENT

Quoting £45.00/ sq.ft

## RATES

To be assessed.

## VAT

The property is elected for VAT purposes.



## **MISREPRESENTATION ACT 1967**

These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed.

## **FINANCE ACT 1989**

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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# CONTACT

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