



PARKHAUS

1A DOWNS ROAD

E5 8QJ





To enquire about our available spaces & book a viewing, please email or call:

faraahn@citidwell.co.uk
info@citidwell.co.uk

+44 20 7482 5779

Draft particular, information may vary dependant on changes in stock



Self-contained offices with natural stone finishes and recessed LED strip lighting

—

Creative community hub with communal courtyards

—

Commercial changing rooms & excellent ceiling heights

—

Terrace/courtyard seating

—

Louvre ventilation grills accessible above shop fronts of all units

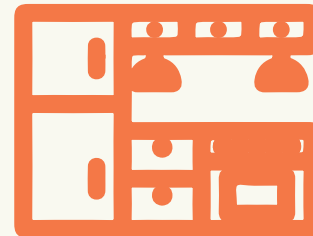




**24H CCTV & CONCIERGE
ON SITE**



WC & SHOWERS



MODERN KITCHEN



**OPPOSITE HACKNEY
DOWNS PARK**

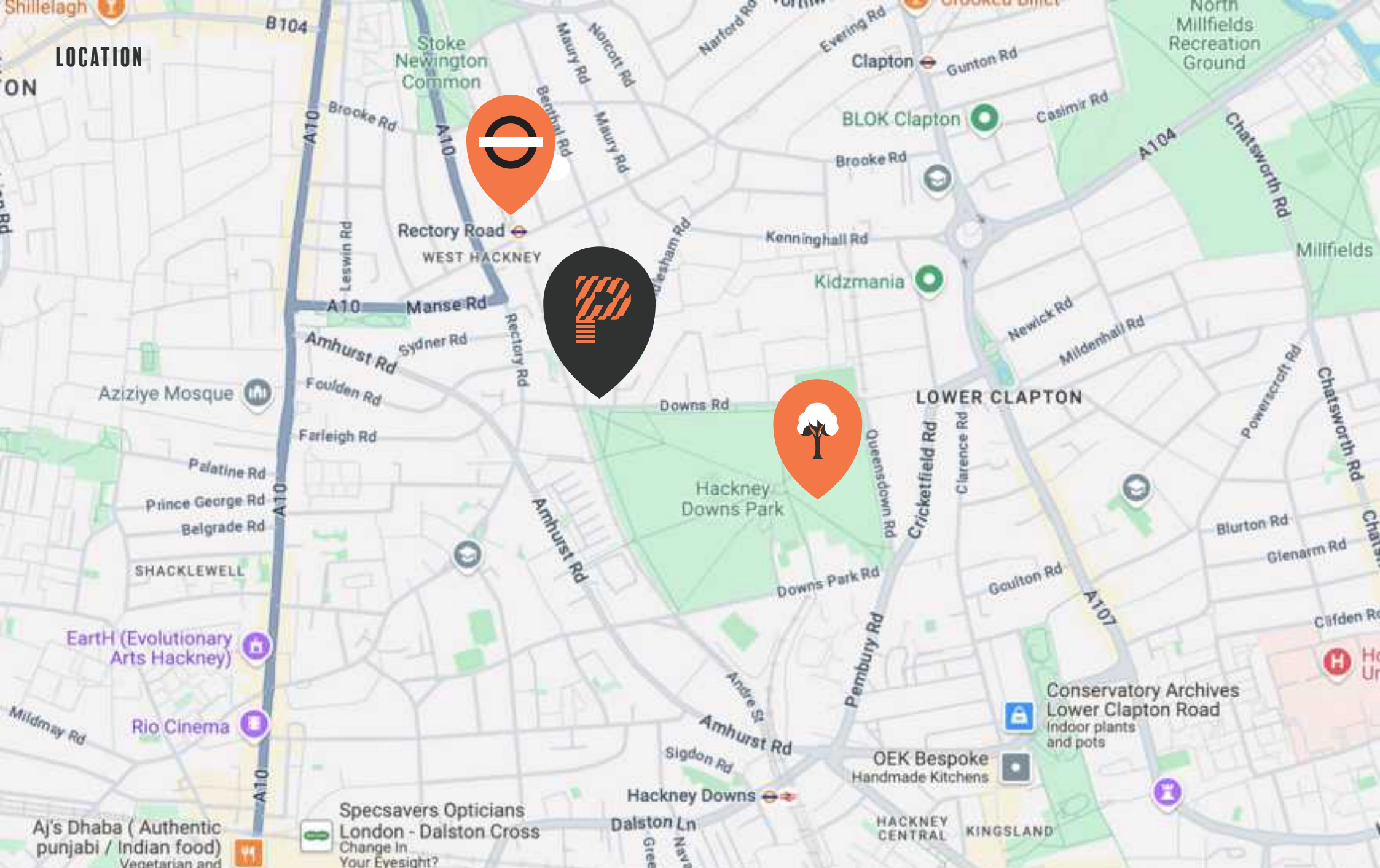


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LOCATION



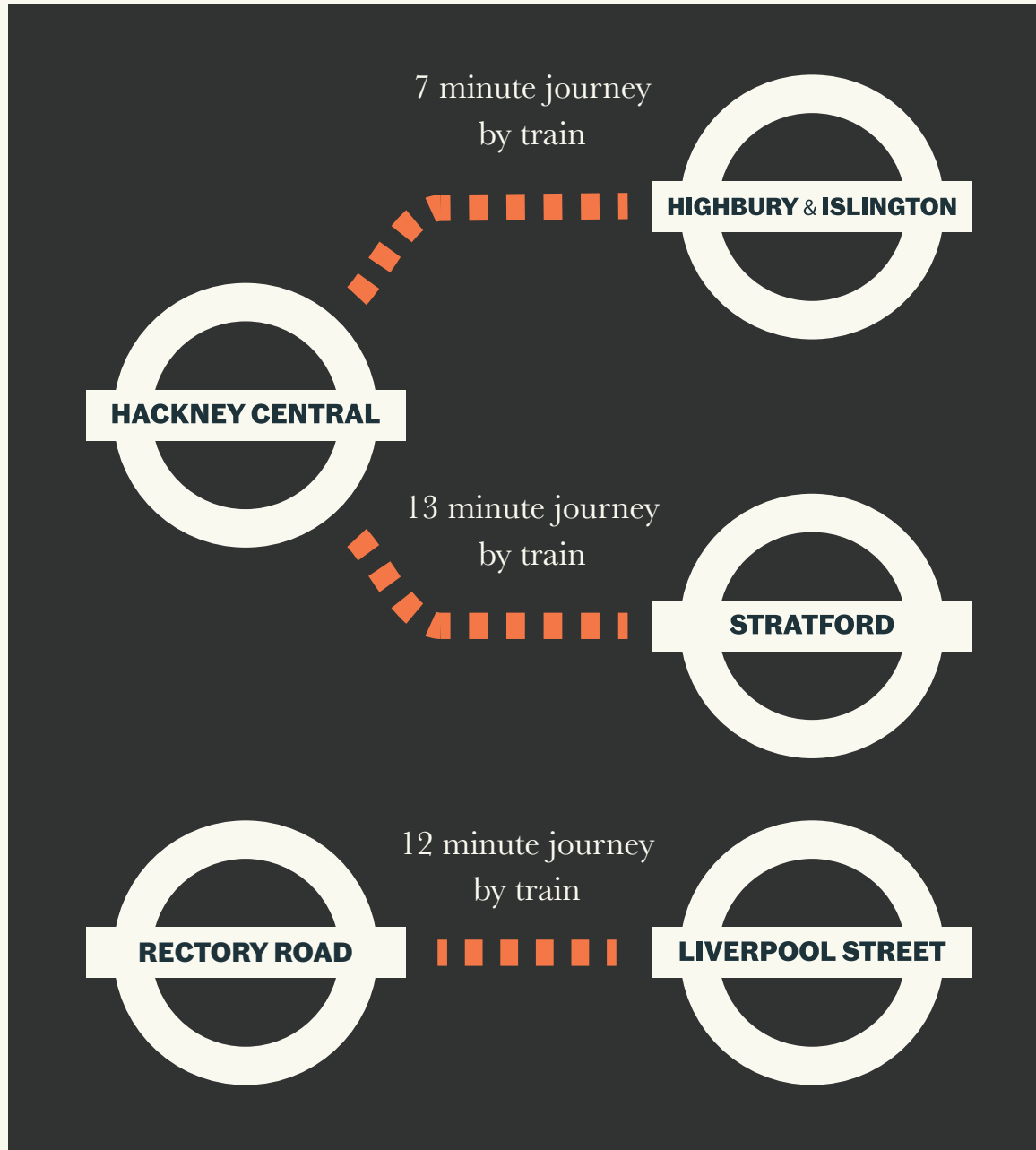
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CONNECTIVITY



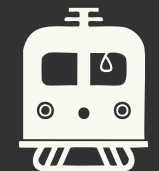
1 minute
82 yd



BUS STOP



6 minute
0.3 miles



TRAIN STATION



6 minute
0.3 miles



SUPERMARKET



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FLOOR AREAS & OUTGOINGS

Unit	Floor	Approx. sq ft	Asking Rent PA	Asking Rent psft	Service Charge psft	Availability
1						Let
2						Let
3						Let
4						Let
5						Let
6						Let
7						Let
8.1						Let
8.2						Let
8.3	G	150	£ 11,000.00	£ 73.33	£ 5.00	Available
8.4	G	160	£ 11,000.00	£ 68.75	£ 5.00	Available
8.5	G	360	£ 15,000.00	£ 41.67	£ 5.00	Available
10						Let
11						Let
12						Let
13						Let



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Unit	Floor	Approx. sq ft	Asking Rent PA	Asking Rent psft	Service Charge psft	Availability
14.1						Let
14.2						Let
14.3						Let
15	B	366	£ 15,000.00	£ 54.66	£ 5.00	Available
16.1						Let
16.2						Let
17.1						Let
17.2						Let
18						Let
19						Let
20						Let
26						Let
27.1	LG	65	£ 6,000.00	£ 100	All Inclusive	Available
27.2	LG	65	£ 6,000.00	£ 92.31	All Inclusive	Available
27.3	LG	54	£ 6,000.00	£ 109	All Inclusive	Available
27.4	LG	65	£ 6,000.00	£92.31	All Inclusive	Available



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Unit	Floor	Approx. sq ft	Asking Rent PA	Asking Rent psft	Service Charge psft	Availability
27.5						Let
27.6	LG	183	£ 10,800.00	£ 57.44	All Inclusive	Available
27.7	LG	129	£ 9,600.00	£ 72.73	All Inclusive	Available
27.8						Let
27.9	LG	75	£ 7,800.00	£ 104	All Inclusive	Available
28						Let
29						Let
30	LG	237	£ 10,000.00	£ 42.19	£ 5.00	Available
31						Let
32						Let
33						Let
34	B	1346	£ 40,000.00	£ 29.72	£ 5.00	Available
35						Let
ATF						Let

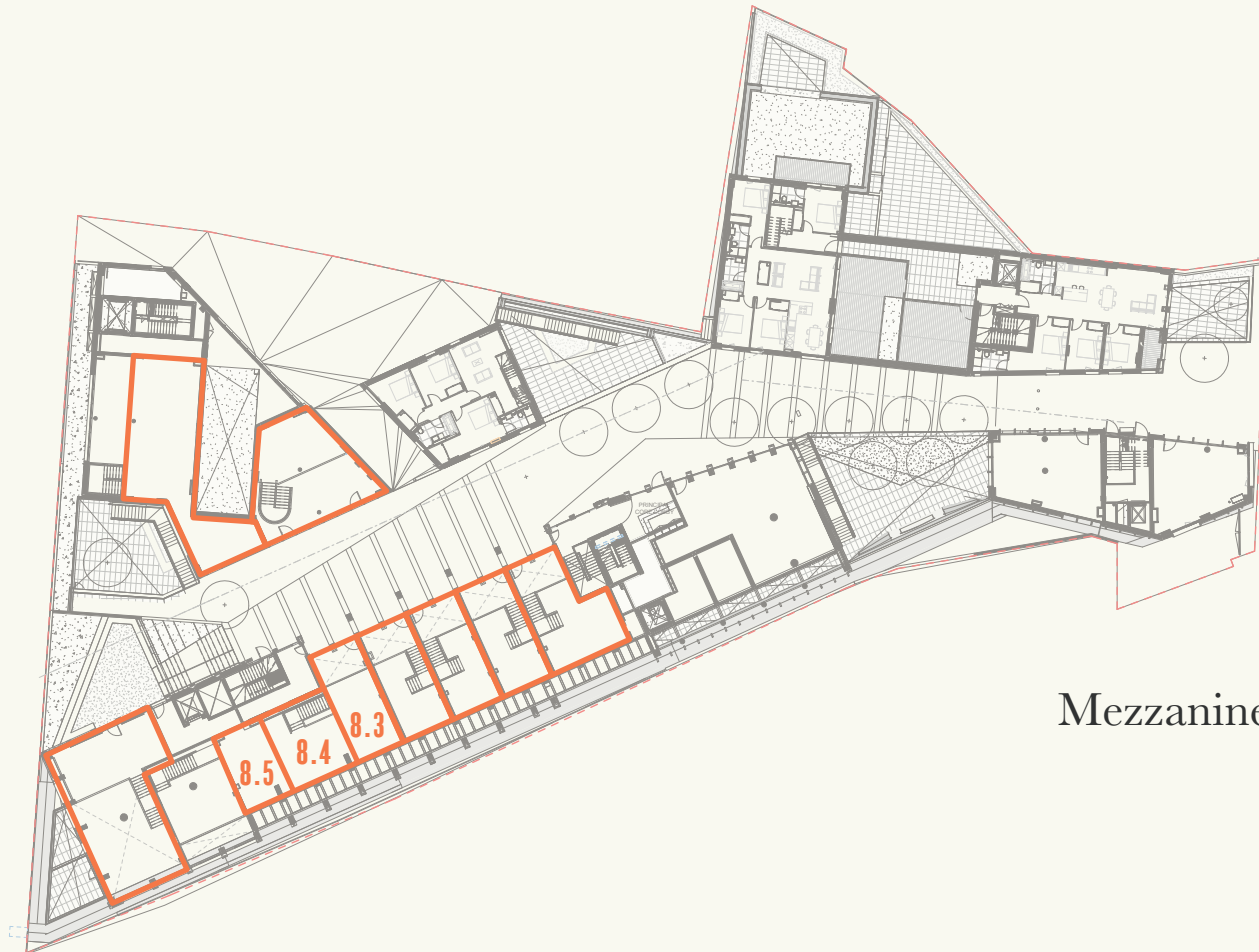


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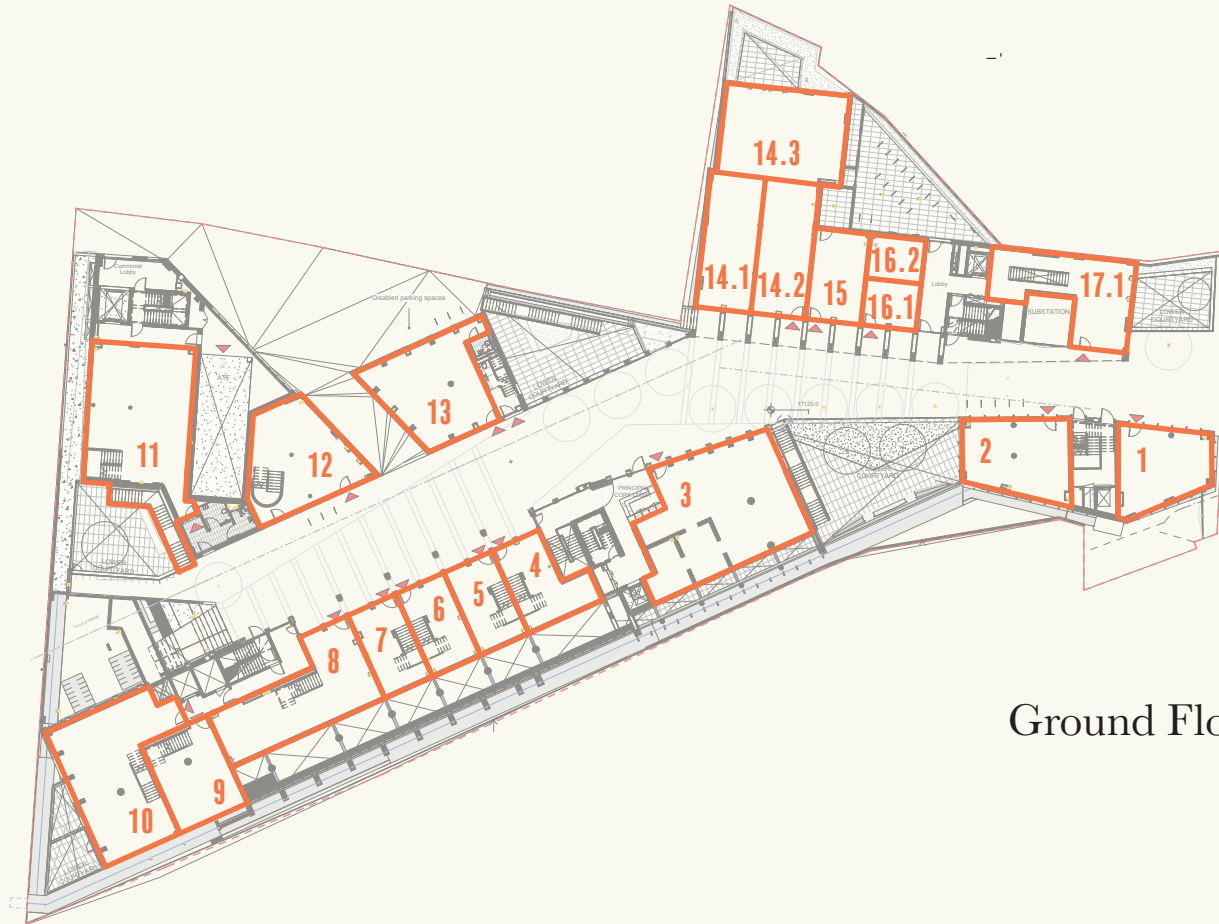
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Mezzanine Floor



Ground Floor

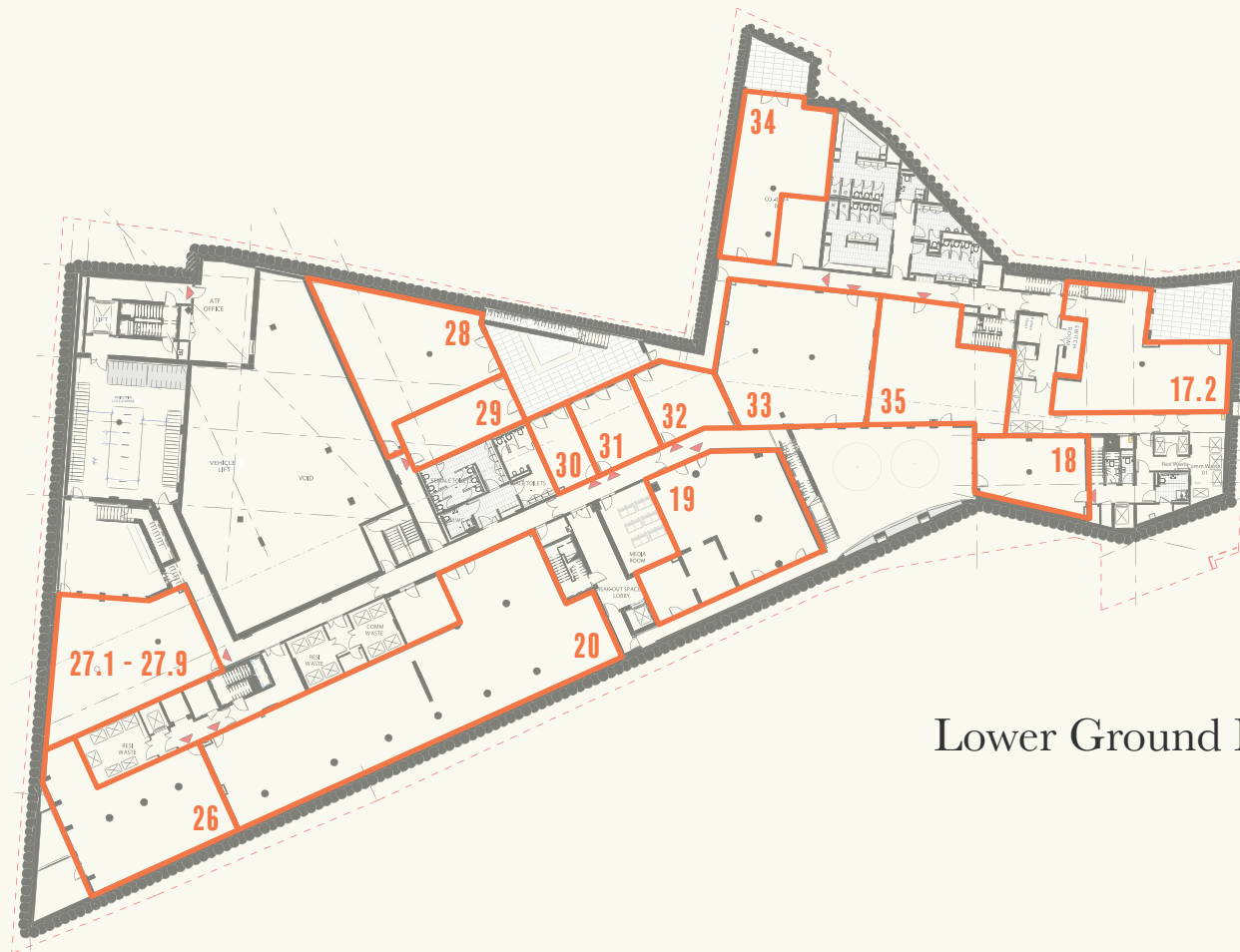


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Lower Ground Floor



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