



Unit 1, 45a Tudor Road, Hackney, London, E9 7SN

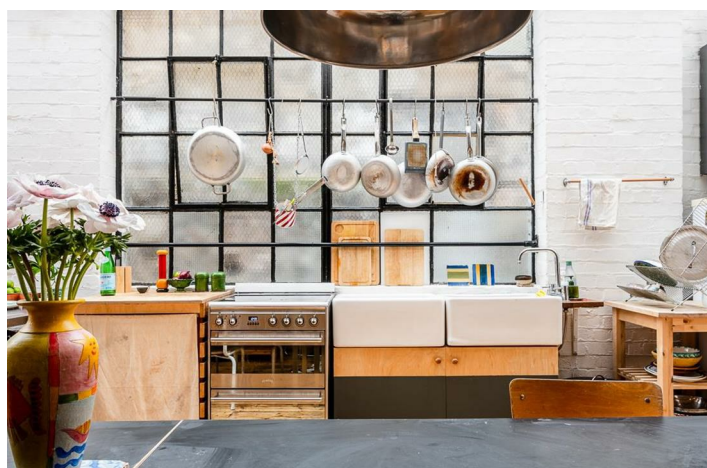
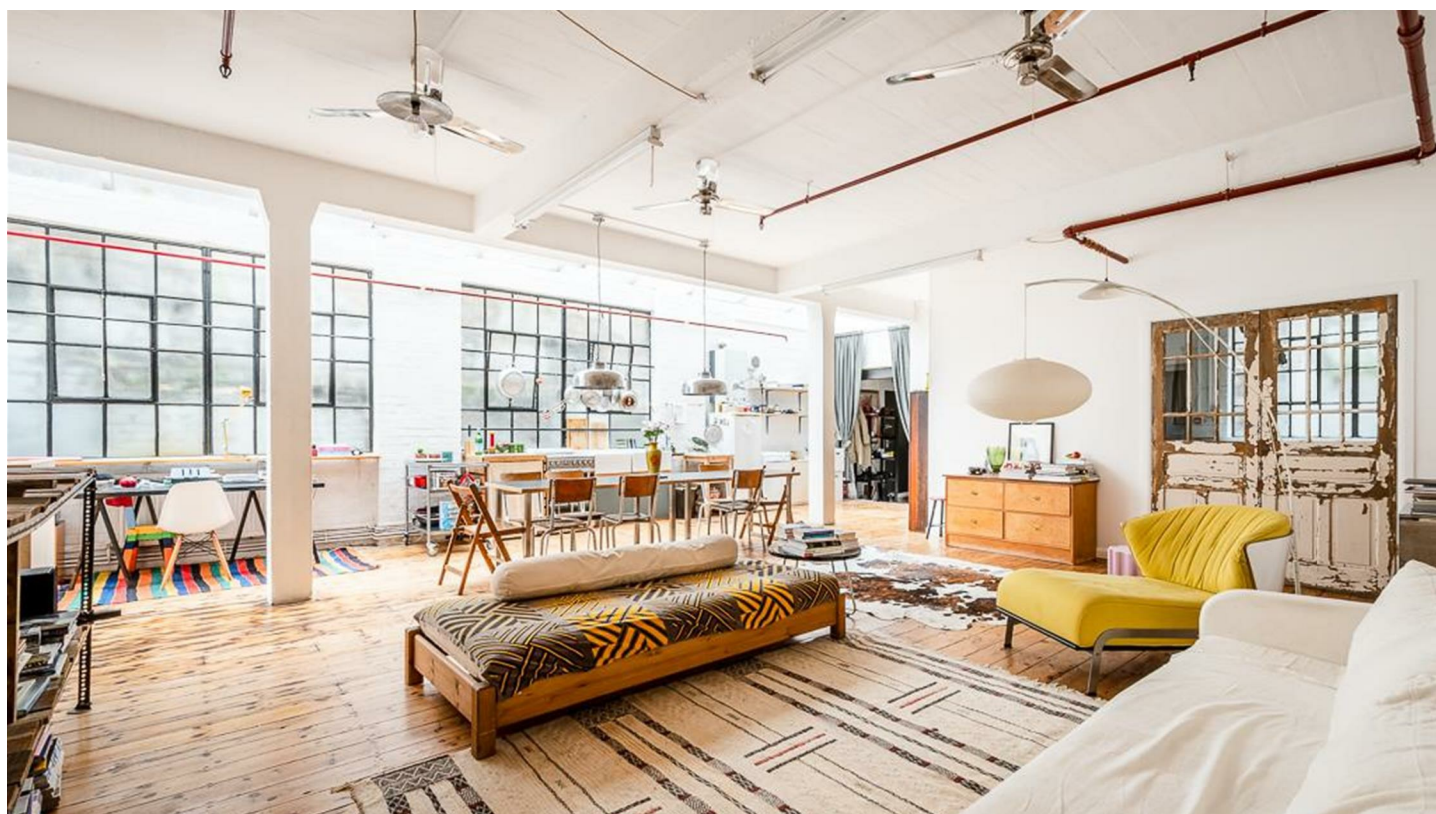
£4,250 Per Month

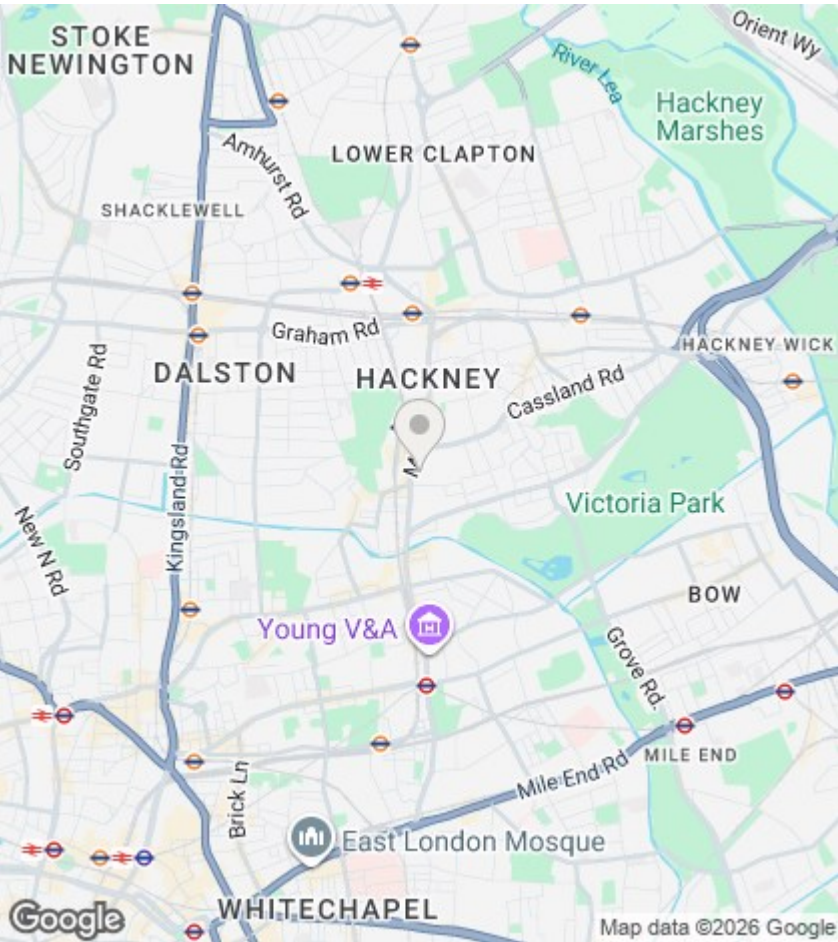
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A fantastic and rare opportunity to rent this large converted slipper factory warehouse space of over 1200sqft. The property is based on one level across the ground floor floor and enjoys direct access to a shared garden. Benefitting from a large glass roof along one side of the reception, as well as original warehouse windows leading to an abundance of natural light. The unit comprises of a huge bright living space, wooden floors, a very large bedroom, a second good sized double bedroom, a free standing bath tucked away in the main room and a separate shower room. Located between London Fields and Victoria Park, with Broadway Market and Regents canal on its doorstep, the space is a great base to enjoy the local area from. Off street parking and large basement storage is also available on separate negotiation. Available from the 19th October



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

