



289 Hackney Road, London, E2 8NA

Premises:	Ground and Basement
Area ft²:	720
Rent £/ft²:	£35
Rent PA:	£25,000
Use Class:	A1/A2
Rates:	All interested parties are advised to make their own enquiries.
Legal Costs:	Each party to cover their own legal costs incurred in this transaction.
Terms:	The premises is available to rent on a new full repairing and insuring lease for a term to be agreed at a rental of £25,000 per annum exclusive.
VAT:	To be confirmed.
Service Charge:	To be confirmed.
EPC:	Available upon request.
Viewing:	Strictly by appointment only.

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Location:

The property is located on a busy junction of Hackney Road, at the point where Columbia Road meets Broadway Market. The unit is serviced by many bus routes into the city and further out to East London with Hoxton overground a short walk away. The Luxury Mettle & Poise development is within 100 yards from the unit, boasting 188 new high spec apartments,

Description:

Retail (A2) commercial unit currently being used as an office, situated over the ground floor and basement. The unit benefits from a newly installed glass shop front, good street frontage on a corner pitch as well as a fitted W/C facilities and an electric roller shutter.

The Current use is A2 however the Landlord would consider change of use to either A1 or A3 subject to planning.

- Good street frontage
- Corner pitch
- W/C facilities
- Roller shutter

Floor	Sq Ft	Sq M
Basement	327	30
Ground Floor	393	37
Total	720	67

(All measurements are approx. on a NIA basis)

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