



PER ANNUM

**£40,000 Per Annum**

**Hanbury Street**

London, E1 5JP

#### Location

Set just off Brick Lane on Hanbury Street amongst a number of independent shops, boutiques and restaurants.

#### Description

Shop/office available featuring floor to ceiling windows, solid wood floors and exposed brickwork. There is a staircase to the front of the unit leading into the basement with high ceilings, exposed brick and W/C.

#### Size

843 square feet (78.4 square meters)

#### Terms

New lease terms to be negotiated

#### VAT

Rent payments are not subject to VAT

#### Legal Fee's

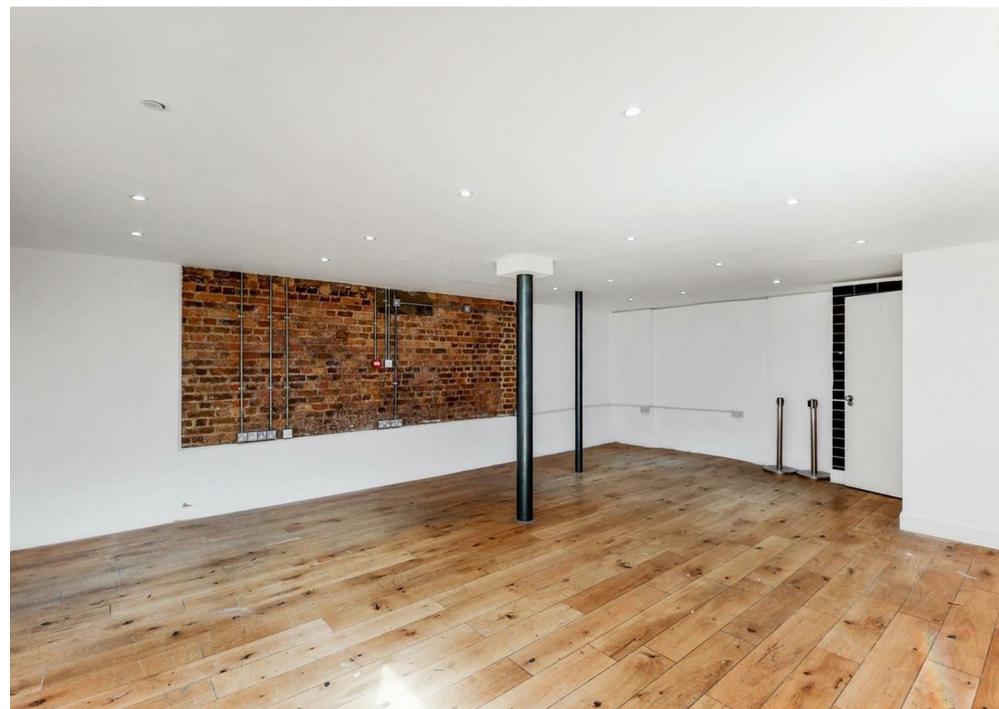
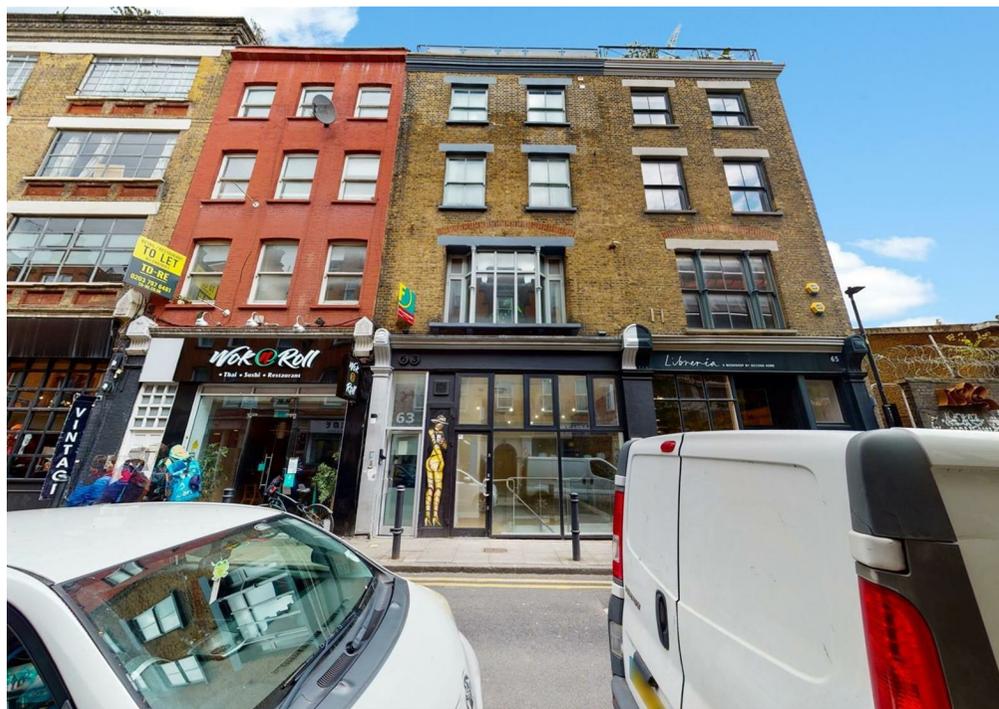
Each party to cover their own legal costs

#### Service Charge

No service charge is payable

#### Viewings

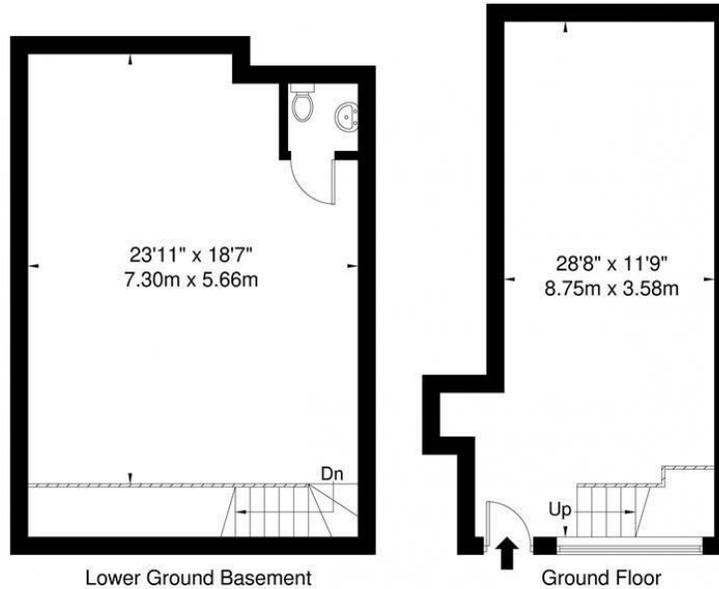
By appointment only





# Hanbury Street, E1 5JP

Approx. Gross Internal Area = 78.4 sq m / 843 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ref

Copyright **BLEU PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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