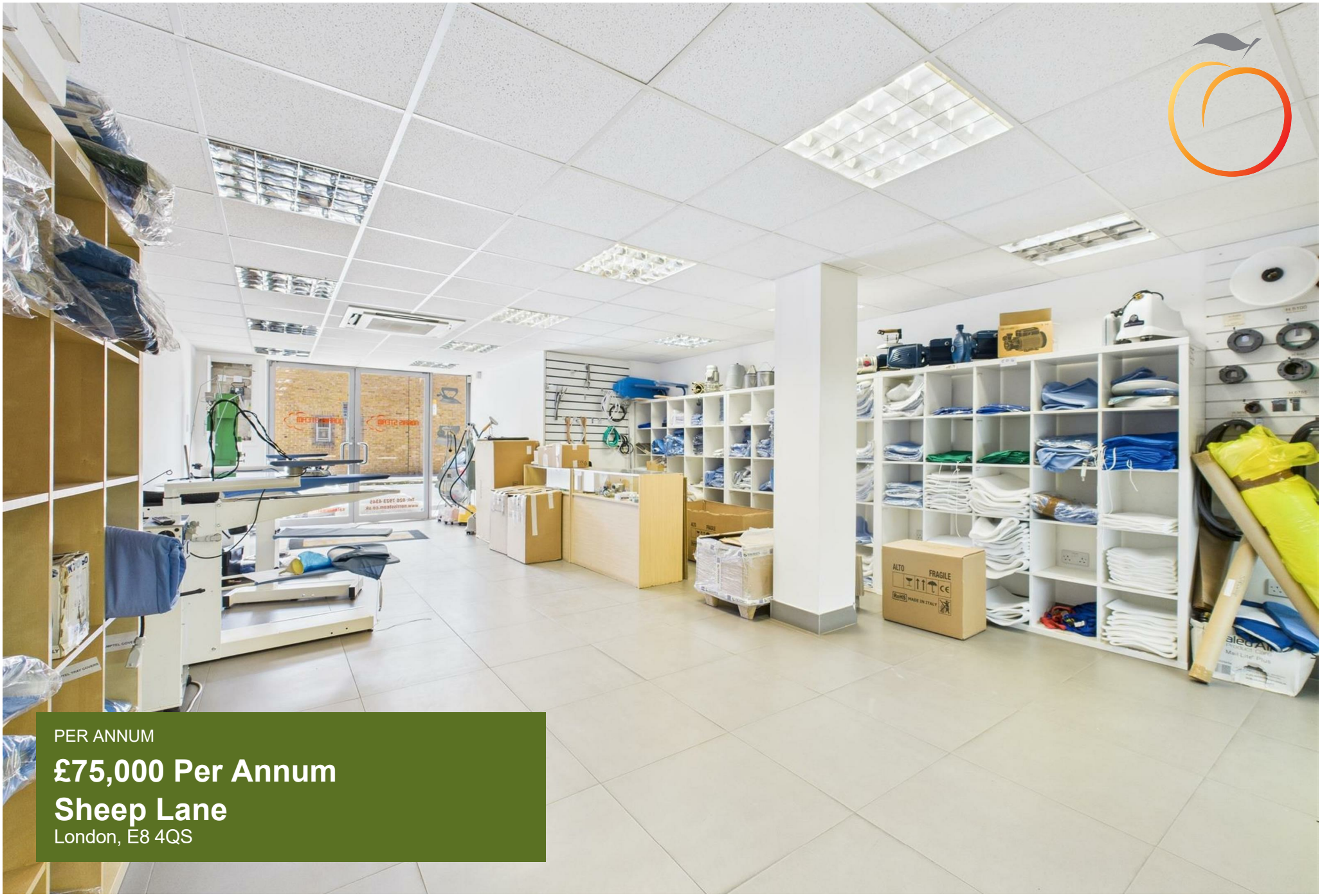


PER ANNUM

£75,000 Per Annum

Sheep Lane

London, E8 4QS

LOCATION
The property is located in the heart of Hackney's thriving creative and cultural quarter with this exceptional commercial unit just moments from Broadway Market and London Fields this space offers excellent foot traffic, strong local amenities, and superb transport links: (London Fields Overground – 7 mins walk, Cambridge Heath – 6 mins walk)

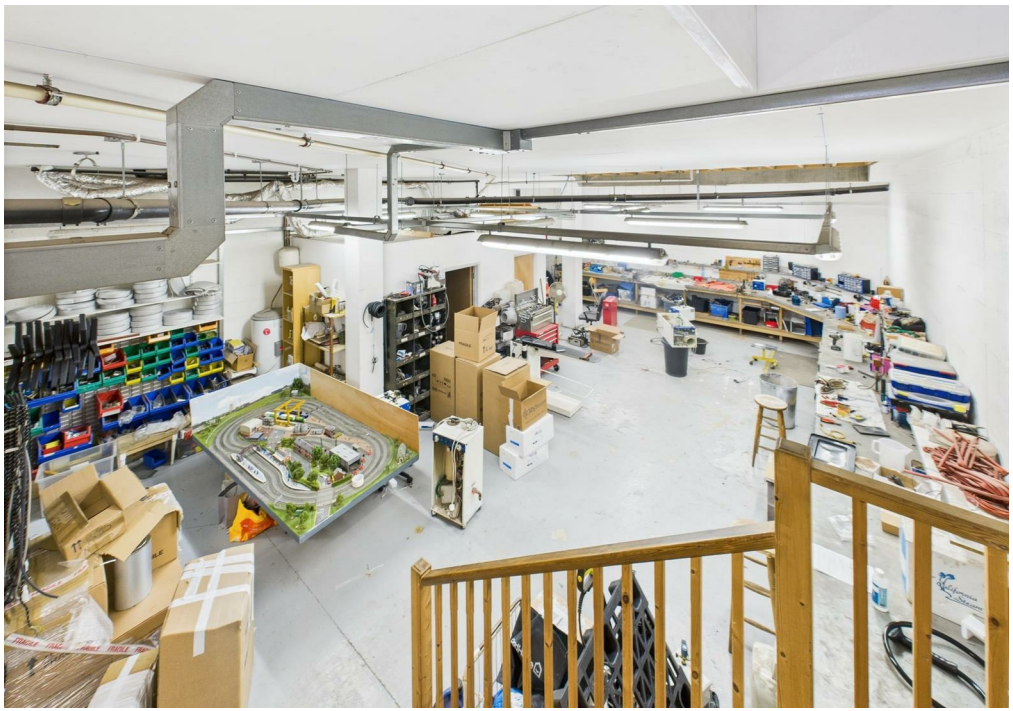
DESCRIPTION
Spanning both the ground floor and basement, the unit offers ~3,980sqft of open-plan, self-contained commercial space. Ceiling heights are generous throughout, creating a light and airy atmosphere ideal for flexible workspace, retail, leisure, or e-commerce operations.
The ground floor benefits from lofty ceilings and expansive glazing, delivering excellent street visibility and natural light – perfect for showrooms, galleries, or active workspaces .
An internal goods lift connects ground to basement, making logistics, stock movement, and deliveries smooth and efficient .
The basement level mirrors the ground in its open layout and ceiling height, suitable for storage, production, additional display, or office space. A rare outdoor amenity for a central London commercial space – the terrace creates an inviting spot for staff breaks, pop-up events, or client meet-ups, enhancing the unit's appeal to leisure or hospitality users .

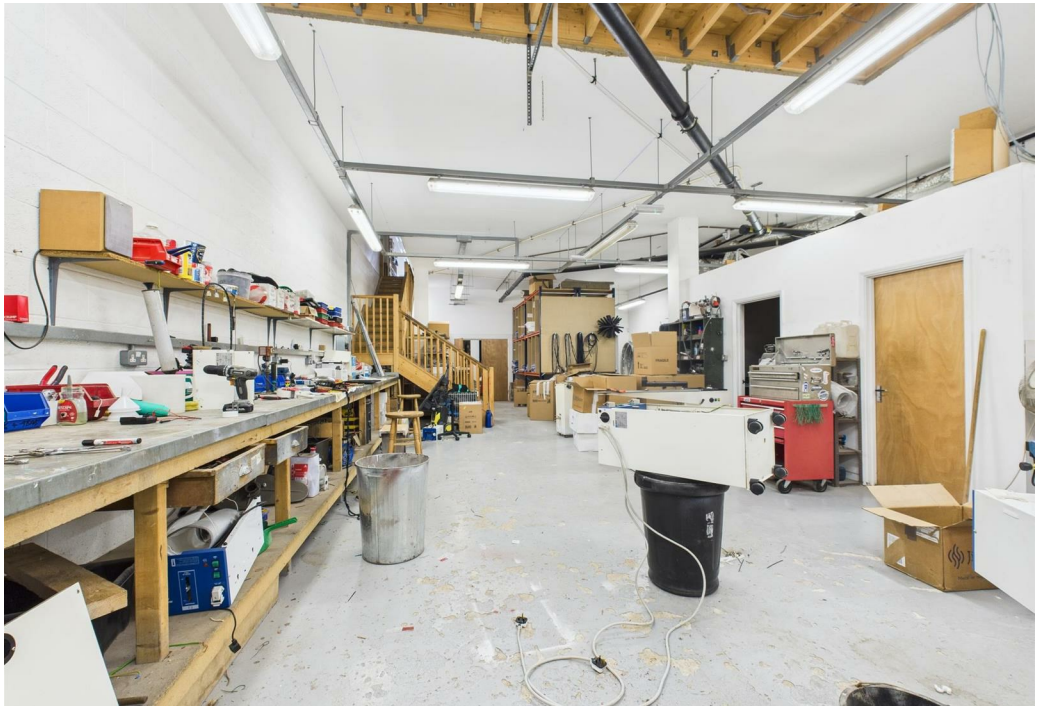
ACCOMMODATION
Gross Internal Area: 3,980 Sq ft (369.75 Sq M)

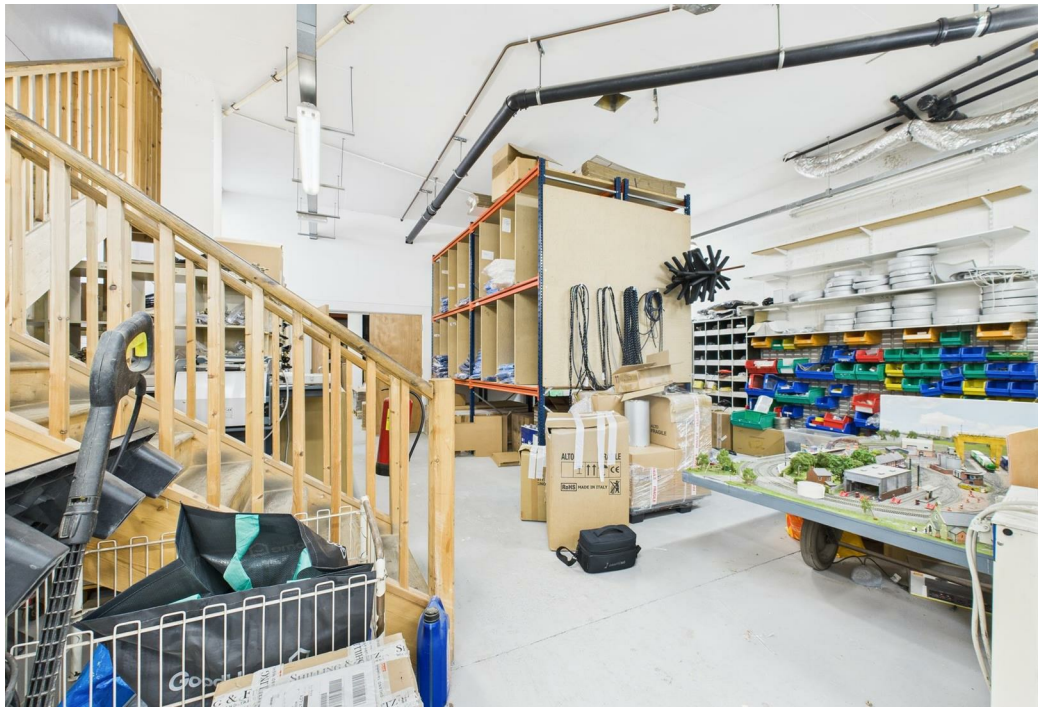
AMENITIES
Floor to ceiling glass window display
Basement
Goods Lift
Open Plan
High Ceilings
Private outside space
Kitchenette

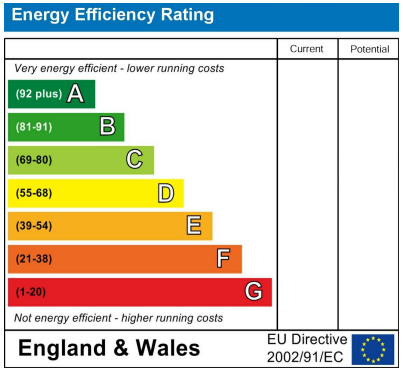
TERMS
New Full Repairing and Insuring Lease, terms to be negotiated.

Business Rates
Parties are advised to make their own enquires with the local authority. - £25,200 PA









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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com