



£445,000

Wick Lane

London, E3 2PW

LOCATION

Located in Hackney Wick just a few moments from the A12. Roman Road is close by as well as Victoria Park. Transport links include Bow Road and Bow Church Stations as well as a number of bus routes.

DESCRIPTION

Offered for sale is this occupied ground floor commercial unit set within a gated canal side development.

Currently part of the unit is achieving in the region of £18,000 per annum, with an additional 12 desk area vacant at the front, and 8 desk area vacant at the rear, which can be used by the new occupier or rented out separately

ACCOMMODATION

Gross Internal Area: 1246 sqf (115sqm)

AMENITIES

Aid conditioning

W/C's

Kitchen area

TERMS

Service charge : Approx £4800 + VAT pa

Ground rent £250 + VAT pa

Leasehold : 243 years remaining

Business Rates

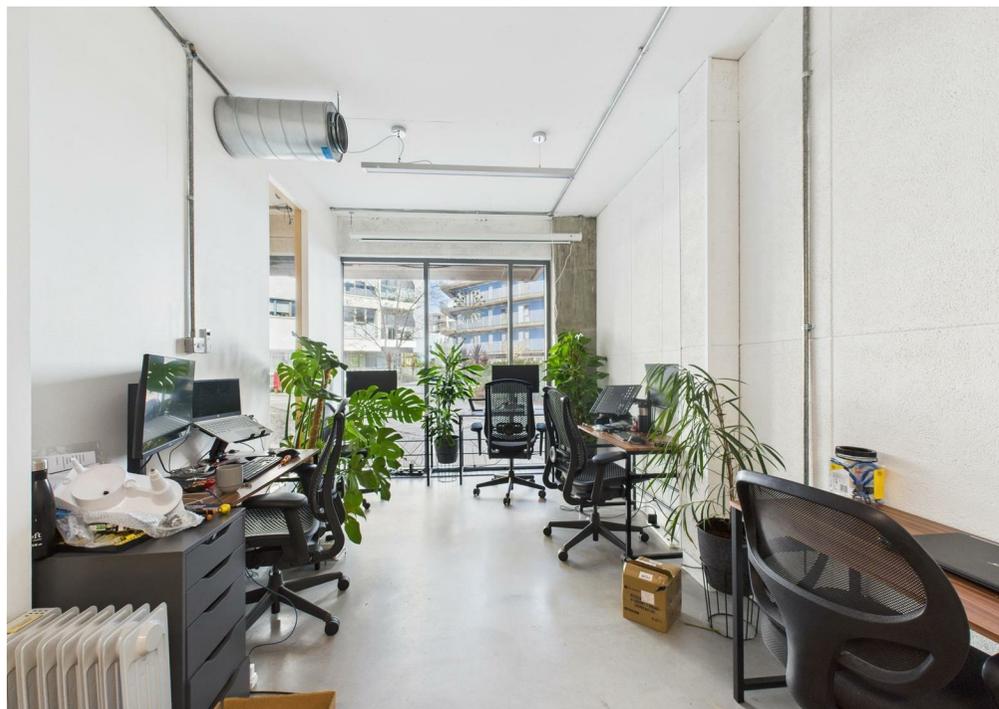
Parties are advised to make their own enquires with the local authority.

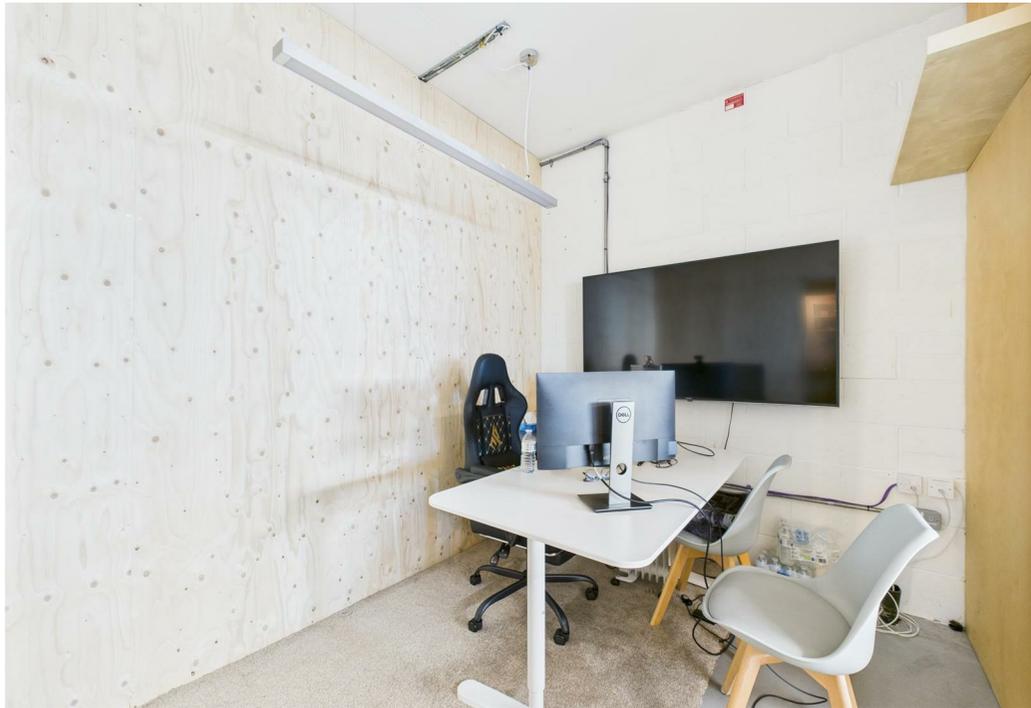
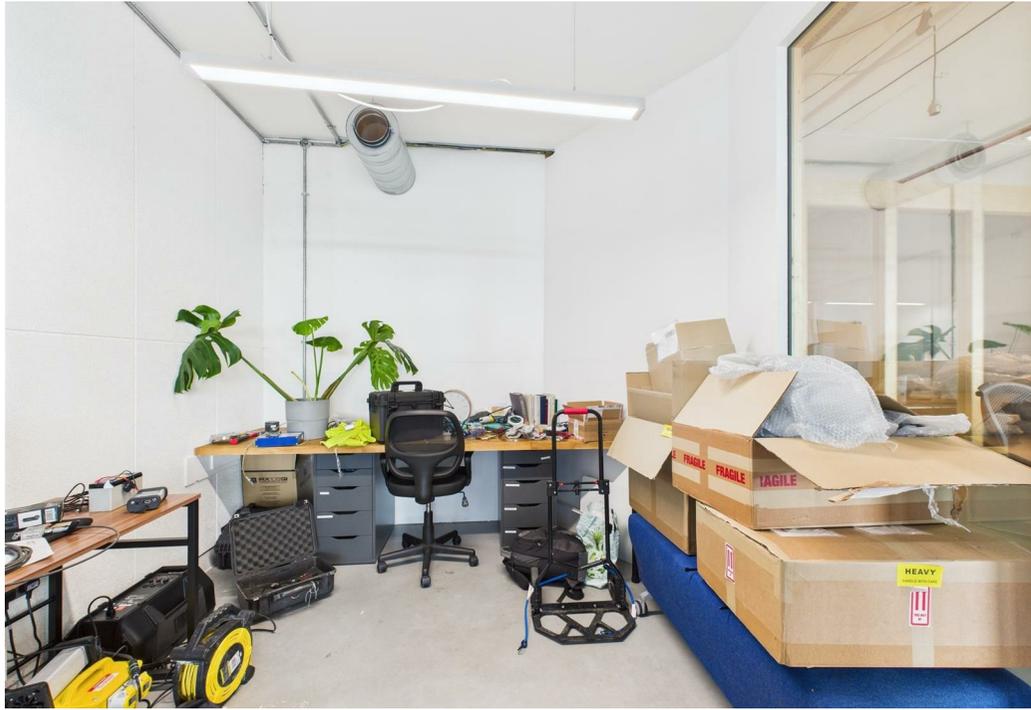
LEGAL COSTS

Each party bear own legal costs.

VAT

The property is elected for VAT and is payable on the final sale price







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

<p>OFFICE ADDRESS 88 Cheshire Street London E2 6EH</p>	<p>OFFICE DETAILS 0207 739 6969 info@peachproperties.com www.peachproperties.com</p>
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