



PER ANNUM

**£18,000 Per Annum**

**Hackney Road**

London, E2 6DY

#### DESCRIPTION

3rd floor office within warehouse-style space.

#### LOCATION

The property is prominently located on Hackney Road, a stone's throw from Regent's Canal.

The area is flourishing with creative businesses such as in Containerville, a community of small businesses housed in upcycled shipping containers, and other independent retail and office spaces.

Broadway Market is just a short walk away and boasts a mix of pubs, cafes, restaurants, and street food vendors.

Both Cambridge Heath and Bethnal Green Stations are close by.

#### ACCOMMODATION

Gross Internal Area: 343square feet (6 desks)

#### TERMS

New lease to be negotiated.

#### Business Rates

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

#### LEGAL COSTS

Each party bear own legal costs.

#### VAT

VAT is applicable and payable on rental figure.

#### VIEWING

Strictly by appointment through Peach Properties





| 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>                                   |                            |                                                                                     |
| (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<br>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

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