



**23 – 29 Paragon Road**

London, E9 6NP

**Self contained Ground  
floor commercial unit to  
let – sub £30 psf  
inclusive**

**2,364 sq ft  
(219.62 sq m)**

- Good natural light
- Prominent return frontage
- Close to Hackney Central
- Good floor to ceiling height

# 23 - 29 Paragon Road, London, E9 6NP

## Description

Self contained ground floor space available suitable for a variety of uses. The unit benefits from good floor to ceiling height, good natural light and an open plan layout. There is a separate kitchenette and W.C facilities to the rear.

The area is well served by transport links with London Fields station also in walking distance, trains to Liverpool Street (every 15 minutes). Hackney Central provides connections to the Overground network (links to Stratford International and Euston station). There are also several bus routes, 38, 48 & 55 into The City and West End opposite the property and good road links to the A1, A10, A11, A12 & A13

## Location

Situated on the North side of Paragon Road, close to the corner with Valette St. The property occupies an imposing position fronting the road in a characterful building behind Hackney Picturehouse.

## Specification

- Good ceiling height
- Excellent natural light
- Self contained
- Low occupational costs

## Viewings

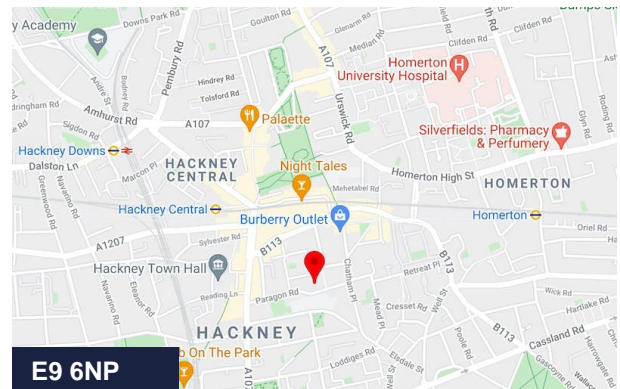
Via Sole agents Stirling Ackroyd

## Terms

New Lease for a term to be agreed

## Video Tour

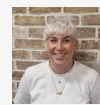
<https://view.ricohtours.com/0320a4fb-b805-4b00-8929-446270594e88?type=compact>



## Summary

Available Size	2,364 sq ft
Rent	£20 per sq ft
Business Rates	N/A
Service Charge	£2 per sq ft
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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