



## Unit 5

35 Shore Road, London, E9 7FL

**1,250 sq ft self-contained  
lower ground floor unit with  
a large private courtyard.**

**1,250 sq ft**  
(116.13 sq m)

- Self-contained
- Shell and Core
- 999 Year Leasehold Sale
- London Fields Area
- Good Transport Links

# Unit 5, 35 Shore Road, London, E9 7FL

## Summary

<b>Available Size</b>	1,250 sq ft
<b>Price</b>	£595,000
<b>Business Rates</b>	Yet to be assessed
<b>Service Charge</b>	£2.50 per sq ft
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Description

An exclusive new mixed-use development comprising 13 luxury apartments and 7 self-contained E Class (office) commercial units in the popular London Fields neighbourhood of Hackney. Situated over the first, ground and lower ground floor, the units vary in sizes from 983 Sqft to 2615 Sqft.

## Location

Shore Road is located just off Well Street near its junction with Mare Street. London Fields Station is 6 minutes walk with trains to Liverpool Street taking 9 minutes, alternatively reached directly by bus within 30 minutes. Shoreditch is reached by bus in 20 minutes. The area hosts an abundance of independent eateries, and bars around Mare Street and the fashionable Broadway Market which is reached within 10 minutes walk.

## Accommodation

The accommodation comprises of the following

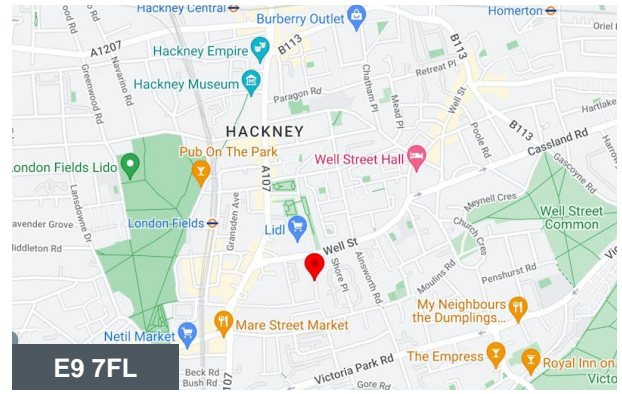
Name	sq ft	sq m	Price	Service charge
Basement - Unit 5	1,250	116.13	£595,000	£2.50 /sq ft
<b>Total</b>	<b>1,250</b>	<b>116.13</b>		

## Viewings

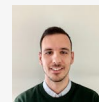
My prior appointment with Fyfe Mcdade Commercial.

## Terms

The units are available to purchase on a new 999 year leasehold. All terms and conditions by negotiation.



## Viewing & Further Information



### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110  
quba@fyfemcdade.com

# Energy performance certificate (EPC)

COMMERCIAL UNITS 1-7 CONSTRUCTED  
AUGUST 2020  
35 Shore Road  
LONDON  
E9 7TA

Energy rating

**B**

Valid until: **17 August 2030**

Certificate number: **0980-9296-0320-7365-5164**

Property type

B1 Offices and Workshop businesses

Total floor area

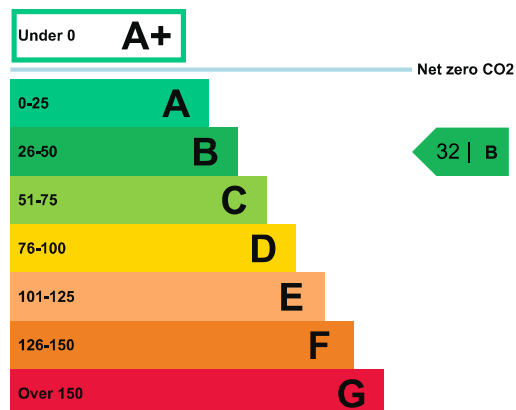
926 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

80 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).





## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Steve McLean-C.Eng MSc MIMechE MIEE.
Telephone	07881 811 728
Email	<a href="mailto:steve.mclean@led-ltd.co.uk">steve.mclean@led-ltd.co.uk</a>

### Accreditation scheme contact details

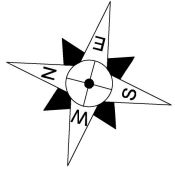
Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA016918
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	LED - Low Energy Design Ltd
Employer address	1 Blatchington Road, Hove, East Sussex, BN3 3YP
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	17 August 2020
Date of certificate	18 August 2020

---

**Patio**  
27'2" x 10'7"  
(8.28m x 3.23m)

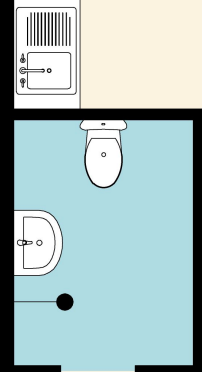


**Office**  
34'3" x 31'4"  
(10.44m x 9.55m)

**Kitchen**  
45'0" x 9'5"  
(13.72m x 2.87m)

**Lower Ground Floor**  
Approximate Floor Area  
1216 sq. ft  
(112.97 sq. m)

**WC**  
7'5" x 5'5"  
(2.26m x 1.65m)



**Approx. Gross Internal Floor Area 1216 sq. ft / 112.97 sq. m**

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.

Produced by Elements Property