

## Unit 3

35 Shore Road, London, E9 7FL

**983 sq ft self-contained  
ground floor commercial  
unit for sale.**

**983 sq ft**  
(91.32 sq m)

- Self-contained
- Shell and Core
- 999 Year Leasehold Sale
- within walking distance from London Fields Overground Station

# Unit 3, 35 Shore Road, London, E9 7FL

## Summary

Available Size	983 sq ft
Price	£450,000
Business Rates	Yet to be assessed
Service Charge	£2.50 per sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## 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

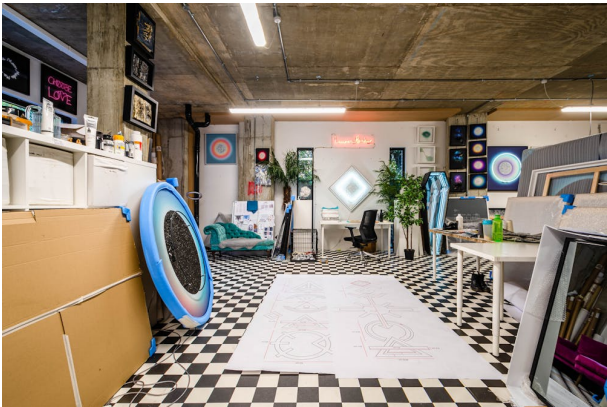
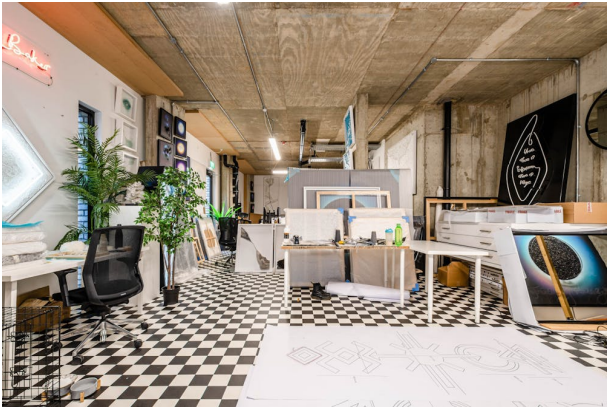
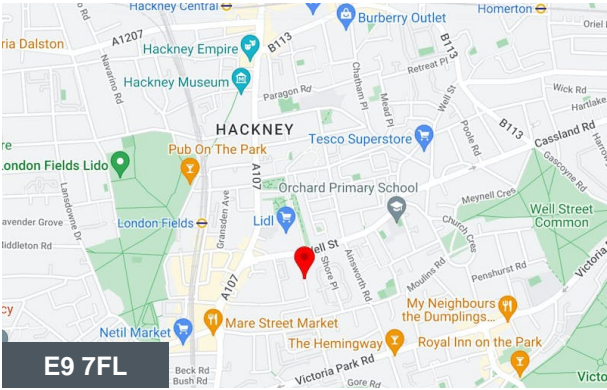
Name	sq ft	sq m	Price	Service charge
Ground - Unit 3	983	91.32	£450,000	£2.50 /sq ft
<b>Total</b>	<b>983</b>	<b>91.32</b>		

## Viewings

By 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**

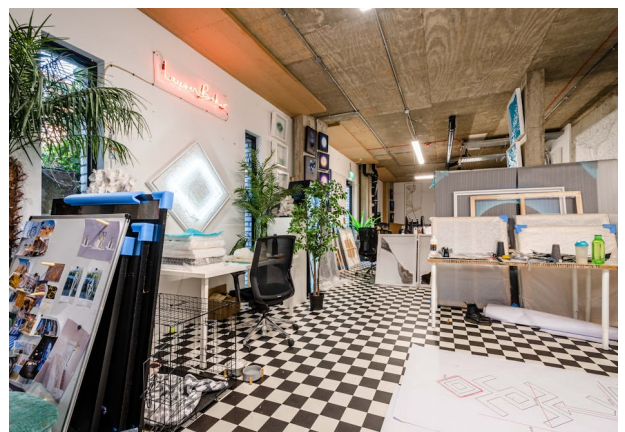
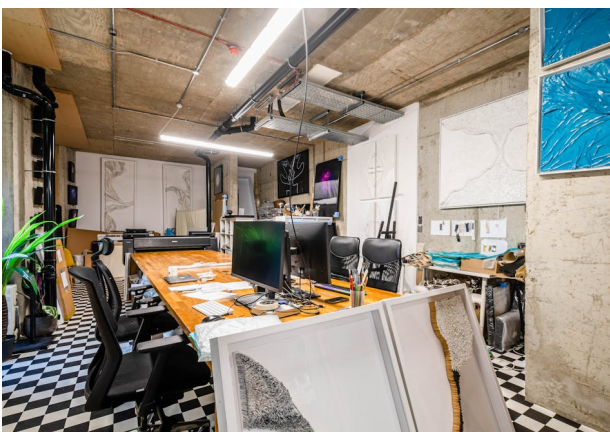
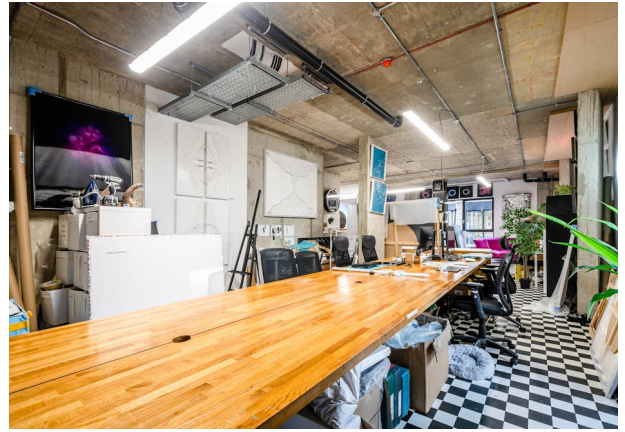
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



**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

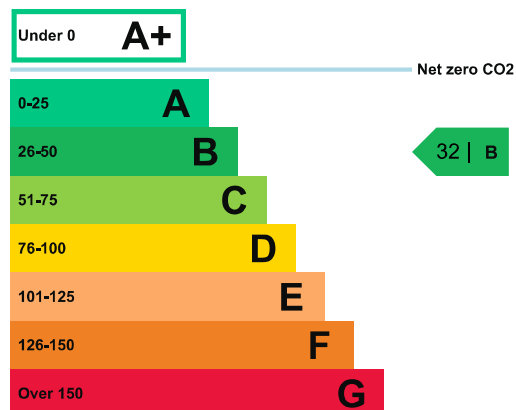
926 square metres

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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) 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**

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	24.15
Primary energy use (kWh/m2 per year)	143

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2976-4068-0902-1505-3695\)](#).



## 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

[steve.mclean@led-ltd.co.uk](mailto:steve.mclean@led-ltd.co.uk)

### Accreditation scheme contact details

Accreditation scheme

CIBSE Certification Limited

Assessor ID

LCEA016918

Telephone

020 8772 3649

Email

[epc@cibsecertification.org](mailto:epc@cibsecertification.org)

### 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

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