



Unit 1 Spurhouse

4-14 Spurstowe Terrace, Hackney, E8 1LT

**Long Leasehold For Sale.
Newly Built, Commercial
Premises in Hackney Downs.**

1,082 sq ft
(100.52 sq m)

- Adjacent to Hackney Downs Overground
- MVHR ventilation system
- Infrared heating with smart thermostat
- Premium Delta lighting with anti-glare design
- Kitchenette with integrated water filter
- Two bathrooms, including one accessible for disabled users
- Electric roller shutters

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Summary

Available Size	1,082 sq ft
Price	£700,000
Business Rates	Awaiting council response
Service Charge	£2 per sq ft
VAT	Applicable. There is also the option to purchase the company outright.
Legal Fees	Each party to bear their own costs
EPC Rating	A (21)

Description

Spurhouse is a newly built, mixed-use development with 24 apartments and two self-contained commercial units. Unit 1, spanning 1,082 sq. ft. on the ground floor, features high ceilings, a fully glazed frontage, and rear amenity space. Designed by two award-winning architecture firms and widely featured in publications, this space is perfect as a showroom or a design agency office. Located on a quiet street, the office boasts abundant natural light.

Offered with a long leasehold and delivered in fitted condition, the unit includes premium features such as MVHR ventilation, electric roller shutters, infrared heating with a smart thermostat, two bathrooms (one accessible), a kitchenette with a water filter, a meeting room, secure magnetic fob entry, custom joinery, and anti-glare Delta lighting.

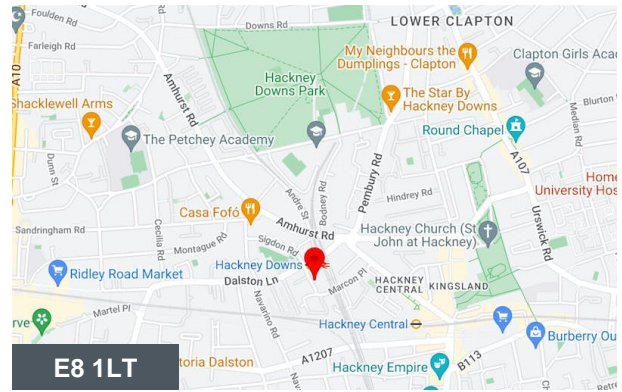
Location

Located moments from Hackney Downs Station on the Overground network with an 11 minutes journey time to Liverpool Street. The immediate neighbourhood of Hackney Central lies between the green spaces of Hackney Downs Park, the social hotspots of London Fields and the vibrant nightlife of Dalston.

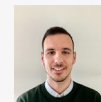
Accommodation

The accommodation comprises of the following

Name	Size	sq m	Price	Service charge
Ground - Unit 1	1,082 sq ft	100.52	£700,000	£2 /sq ft
Total		100.52		



Viewing & Further Information



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Energy performance certificate (EPC)

Unit 1 4-14 Spurstowe Terrace Hackney LONDON E8 1LT	Energy rating <h1>A</h1>	Valid until: 10 July 2033
		Certificate number: 0173-9117-8484-7604-5683

Property type	B1 Offices and Workshop businesses
Total floor area	101 square metres

Rules on letting this property

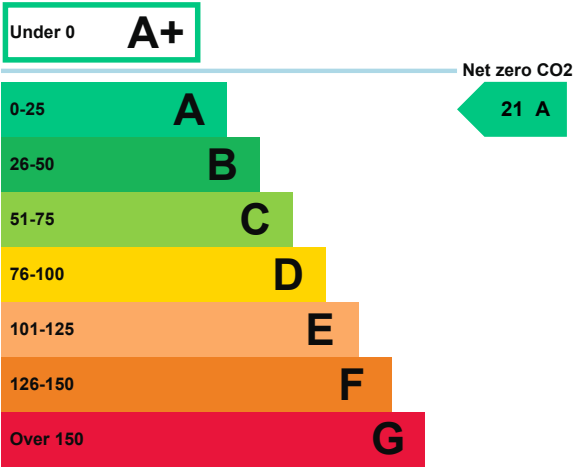
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
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If typical of the existing stock	75 C
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Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	34.61
Primary energy use (kWh/m ² per year)	205

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4282-6400-4851-9330-1721\)](/energy-certificate/4282-6400-4851-9330-1721).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	E & S Bristol
Telephone	07517339990
Email	info@eandsbristol.co.uk

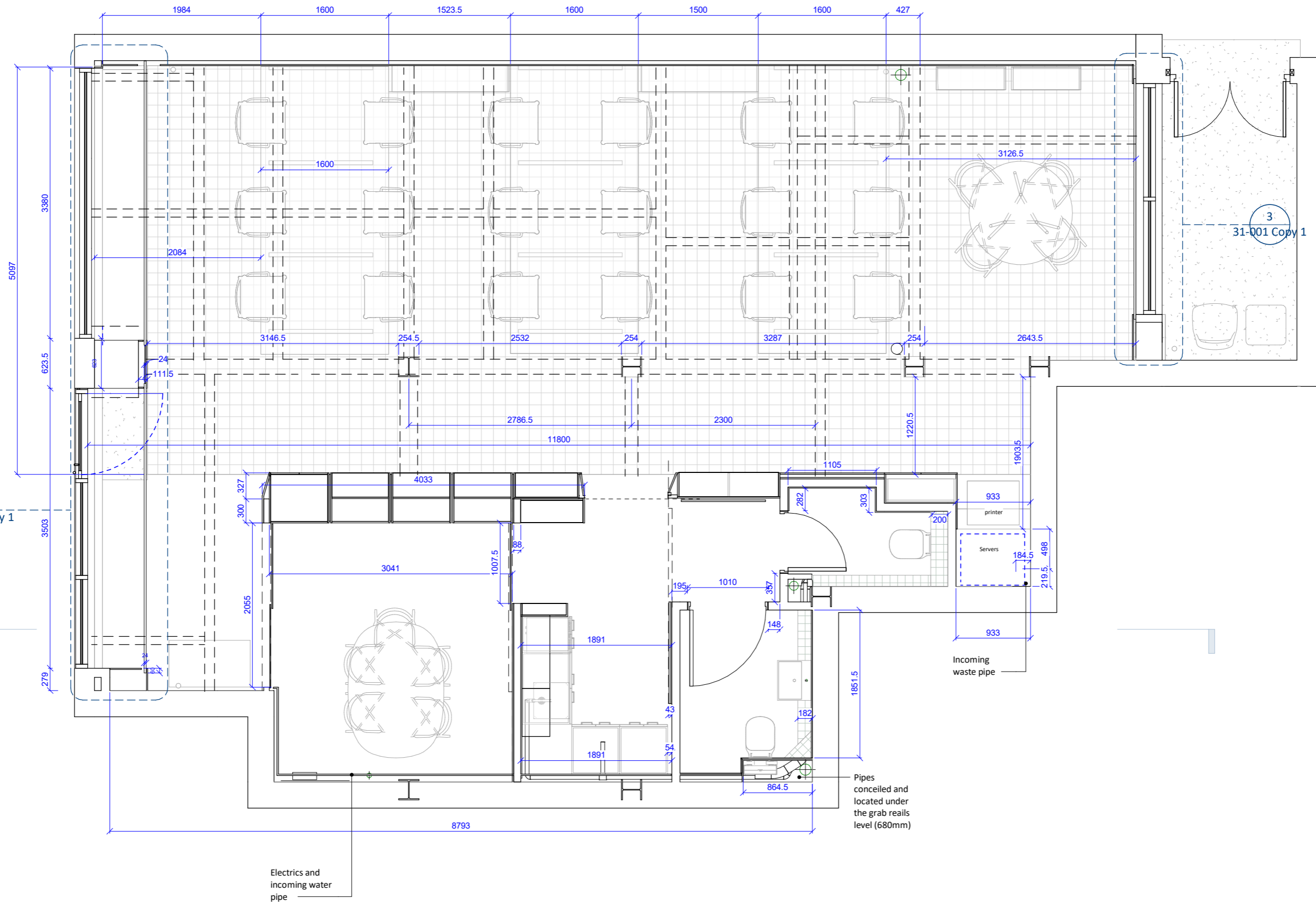
Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022274
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	E & S Bristol
Employer address	62 Belmont Street, Bristol BS5 0NQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 July 2023
Date of certificate	11 July 2023



Notes

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Project Name
NEW OFFICE

Drawing Title
GA Plan

A-10-005

Status	NA
Date	14/07/2023
Rev.	Job No. 012345
SCALE	1 : 50 @ A3