



## Ground floor

445-453 Hackney Road, Hackney, E2 9DY

## Commercial space To Let on Hackney Road near Cambridge Heath Station.

**2,800 sq ft**  
(260.13 sq m)

- Bills & Rates included
- Ideal for Gym, Art Gallery & Fitness studio
- Light industrial
- 24/7 Access
- High Ceilings
- Great Natural Light
- Close to Broadway Market
- Flexible lease terms

# Ground floor, 445-453 Hackney Road, Hackney, E2 9DY

## Summary

Available Size	2,800 sq ft
Rent	£132,000 per annum All-inclusive rent
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

## Description

Exceptional ground-floor commercial space ideally suited for a gym, art gallery, Pilates studio, or similar uses, benefiting from direct and easy street-level access and high ceilings and shared outdoor space. The space is further complemented by an abundance of natural light, along with a fully fitted kitchen and modern toilet facilities, making it a highly versatile and attractive offering.

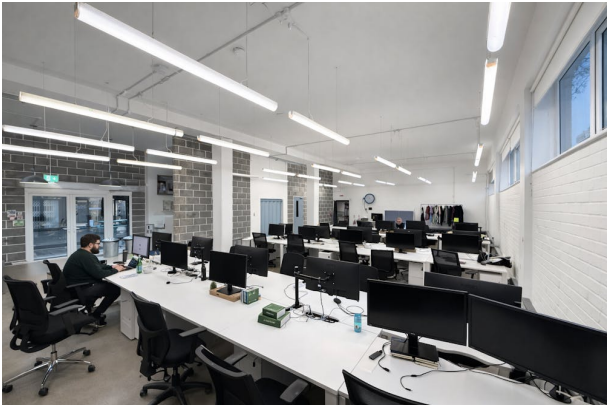
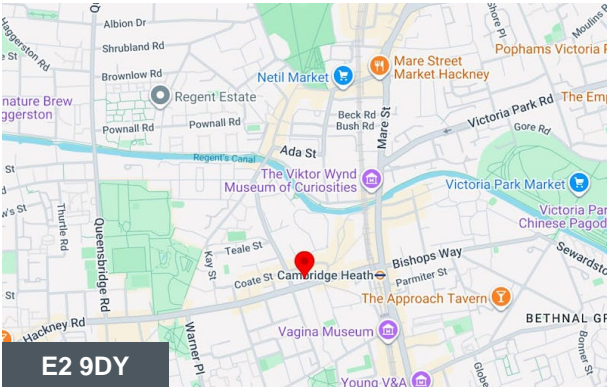
## Location

Situated in a prominent position on Hackney Road close to the junction with Cambridge Heath Road and Broadway Market, which provides a diverse mix of art and design shops, cafes, bars and restaurants. Cambridge Heath (rail) and Bethnal Green (underground) stations are both within convenient walking distance, whilst the area is also well served by local bus routes providing direct access to both the West End and City.

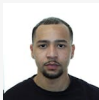
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rent (sq ft)	Total year
Ground	2,800	260.13	£132,000 /annum All-inclusive	£47.14	£132,000
Total	2,800	260.13		£47.14	£132,000



## Viewing & Further Information



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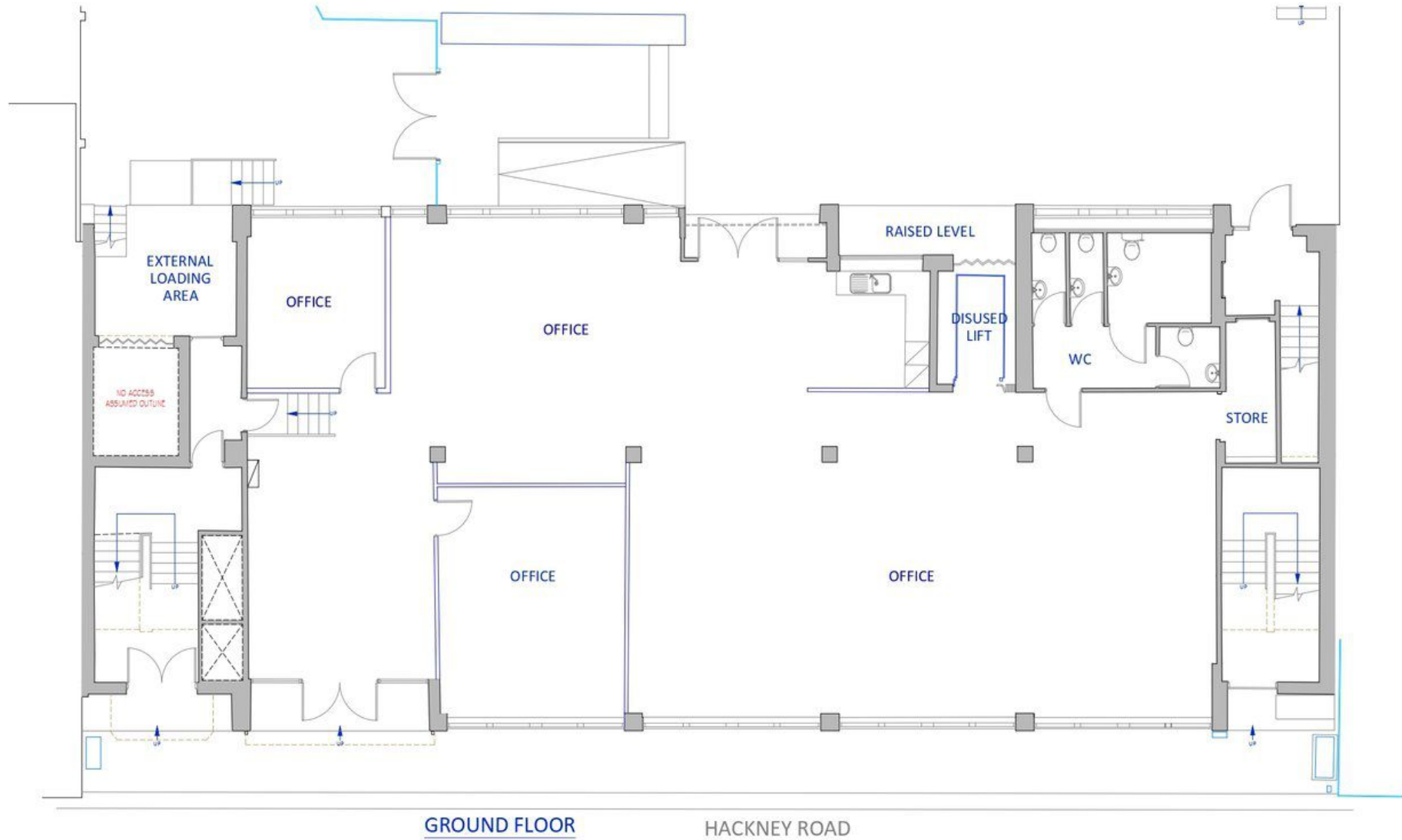
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