



18 Belsham Street

London, E9 6NG

**Prime Hackney Central
Warehouse Style
Office/Studio Available
Now On New Lease**

3,626 sq ft
(336.87 sq m)

- Prime Hackney Central location
- Warehouse Style
- Walking distance from Hackney Designer outlets
- Fantastic natural light
- Timber flooring, Exposed brick work, Crittle windows

18 Belsham Street, London, E9 6NG

Description

A rare opportunity to occupy an office/studio bursting with character

Warehouse style with exposed brick work, crittle windows, cast iron beams and floor fire smoke grates. The office has an abundance of natural light and could suit a wide range of occupiers such as design and creative, architecture and fashion.

Self contained 1st floor 5000 square foot unit which also be sub divided if necessary.

Location

Situated on Belsham Street close to the junction with Chatham Place and a very short walk from Hackney Central station.

To the west of Belsham Street is Mare Street is home to a number of shops including Marks and Spencer, Primark, JD Sports, TKMaxx, the Hackney Empire theatre, Hackney Picturehouse, and number of exciting bars and restaurants. To the east the area is known locally as Hackney's fashion hub which has attracted a number of high end fashion retailers in recent years including Burberry and Nike.

Numerous transport links are accessible from Mare Street linking the city, west end and east London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	3,626	336.87	Available
Total	3,626	336.87	

Specification

Warehouse Style

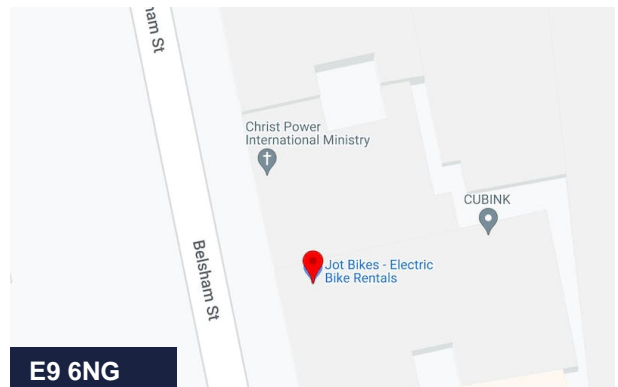
Prime Hackney Central location

Walking distance from Hackney Designer outlets

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Summary

Available Size	3,626 sq ft
Rent	£90,650 per annum
Business Rates	N/A
EPC Rating	Upon Enquiry

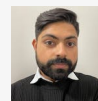
Viewing & Further Information



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