



TO LET

**18 Belsham Street,
London, E9 6NG**

3,963 sq ft

**Prime central Hackney
warehouse style
office/studio available
now on new lease**



VIDEO TOUR

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Description

A rare opportunity to occupy a first floor office/studio bursting with character. A warehouse style building with exposed brickwork, Crittle windows, cast iron beams and fire smoke grates in the flooring.

The office has an abundance of natural light and could suit a wide range of occupiers such as design and creative, architecture and fashion.

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, home to a number of shops including Marks and Spencer, Primark, JD Sports, TKMaxx, the Hackney Empire Theatre, Hackney Picturehouse, and a 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, the West End and East London.

Key points

- Total unit space - 3,963 square feet
- Prime central Hackney location
- Warehouse style
- Walking distance from Hackney designer outlets
- Fantastic natural light
- Timber flooring, exposed brick work, Crittle windows
- Newly refurbished kitchen
- Cast iron beams and floor fire smoke grates





Accommodation

Name	sq ft	sq m	Availability
1st	3,963	368.17	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£90,650 per annum
Rates	On application
Service Charge	£3 per sq ft
VAT	On application
EPC	D (90)

Viewing & Further Information



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