



**TO LET**

**14 Collent Street,  
London, E9 6SG**

**3,334 sq ft**

**Fitness / leisure studio  
for rent on a new lease,  
in the heart of Hackney**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





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## Description

A fantastic lower ground floor studio within a beautiful converted warehouse. The current occupiers are operating a fitness centre with several studios, treatment rooms and fully equipped changing and shower facilities.

The premises have a raw industrial feel with lots of exposed concrete, high ceilings and mood lighting. There is a possibility to explore alternative uses for the premises such as leisure / competitive socialising, childcare, medical or office studio subject to planning if necessary.

Video tour is available to fully experience the configuration

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## Location

A perfect location close to Well Street Common, Victoria Park and Cassland Gardens, the unit is moments away from Homerton overground Station providing links to Stratford, Liverpool Street and the City.

Situated just off Well Street, a thriving village style retail street in Hackney, which boasts a number of independent retailers and bars along with a Tesco supermarket.

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## Key points

- Lower ground floor - 3,334 square feet
- Just off Well Street
- Single floorplate
- Excellent ceiling height 3 metres +
- Modern fit out including male and female changing rooms and WCs
- Currently trading as a gym / wellness centre
- Various fitness studios and treatment rooms
- Beautiful converted warehouse



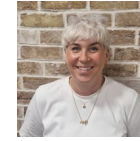




## Rents, Rates & Charges

Lease	New Lease
Rent	£70,000.00 per annum
Rates	£15,600 per annum
Service Charge	On application
VAT	To be confirmed
EPC	D

## Viewing & Further Information



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