



8 Waterson Street

London, E2 8HL

Ground floor open-plan Office For Sale or To Let in Shoreditch

947 sq ft

(87.98 sq m)

- Lease extension available
- Office use (Class E)
- Rear access via Perseverance Works
- Street access via Waterson Street
- Self contained with dual access
- 24 Hour Security
- Available Immediately
- Full vacant possession

8 Waterson Street, London, E2 8HL

Summary

Available Size	947 sq ft
Rent	£35,000 per annum
Price	£575,000
Rates Payable	£12,974 per annum
Rateable Value	£26,000
Service Charge	£3,600 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

A well-presented ground floor office located on Waterson Street, Shoreditch. The unit is fully self-contained and benefits from two entrances on Waterson Street, with an additional rear entrance providing access to the popular Perseverance Works complex. The accommodation is predominantly open plan and includes a disabled WC, kitchenette, and electric security roller shutters.

Waterson Street has recently become a one-way street, significantly reducing congestion and improving accessibility.

Location

The property is situated within a vibrant mixed-use area occupied by many successful businesses and supported by a wide range of shops, cafés, bars, and restaurants. Old Street Station, Shoreditch High Street Station, and Liverpool Street Station are all within easy walking distance.

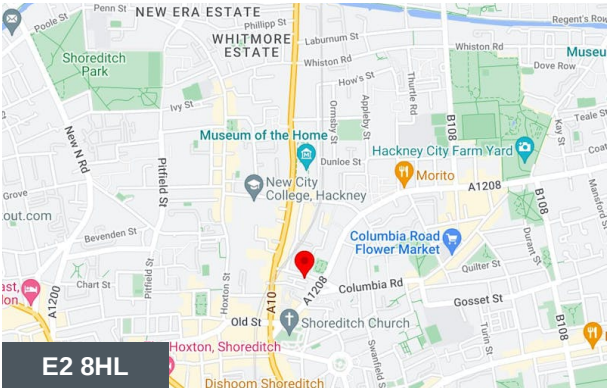
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Price
Ground	947	£35,000 /annum	£575,000
Total	947		

Terms

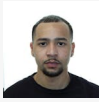
The long leasehold interest, with approximately 102 years unexpired, is available to purchase for £575,000. A lease extension can also be made available. Alternatively, the premises may be rented at £35,000 per annum. All terms are subject to negotiation and contract.



Viewing & Further Information



George Sarantis
020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



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020 7613 4044 | 07912883110
quba@fyfemcdade.com



Energy performance certificate (EPC)

8 Waterson Street
Hackney
LONDON
E2 8HL

Energy rating

B

Valid until:

23 March 2033

Certificate number:

0970-7164-8047-8985-1775

Property type

Offices and Workshop Businesses

Total floor area

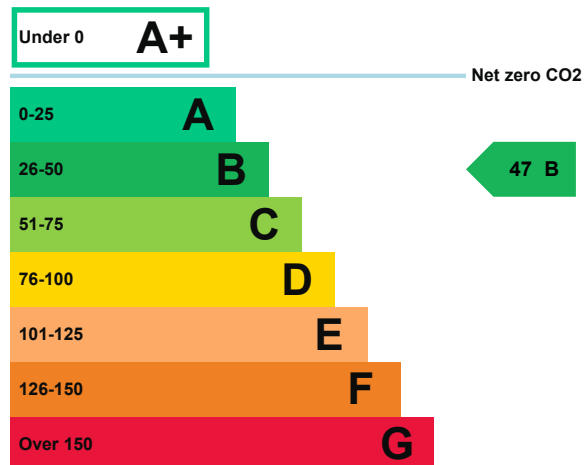
87 square metres

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 B.



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

13 A

If typical of the existing stock

51 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.19
Primary energy use (kWh/m ² per year)	109

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0026-9286-7240-4032-5649\)](/energy-certificate/0026-9286-7240-4032-5649).

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	Charles Barr
Telephone	02084687583
Email	chas@hapticepc.com

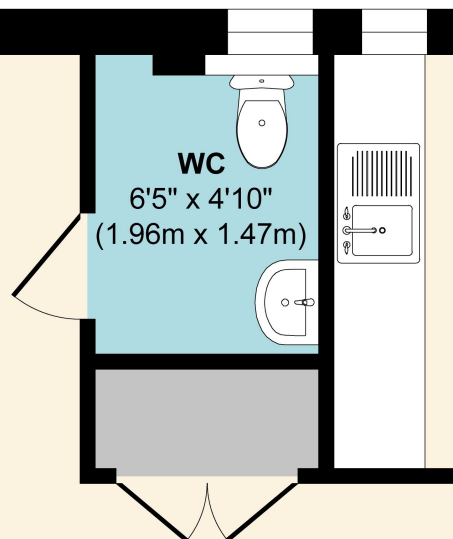
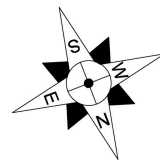
Contacting the accreditation scheme

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/027468
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Haptic EPC Ltd
Employer address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2023
Date of certificate	24 March 2023



Commercial Space
32'10" x 29'5"
(10.01m x 8.97m)

Ground Floor
Approximate Floor Area
947 sq. ft
(87.97 sq. m)

Approx. Gross Internal Floor Area 947 sq. ft / 87.97 sq. m

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
Produced by Elements Property