



**TO LET**

**237 Hackney Road,  
London, E2 8NA**

**4,402 sq ft**

**Self contained period  
office/workshop  
arranged over ground to  
second floors**



**VIDEO TOUR**

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## Description

Self-contained office arranged over three levels and providing approximately 4,402 square feet of characterful office space. The property benefits from entrances on both Scawfell Street and Hackney Road. The space further benefits from off-street parking.

Character features have been retained where possible including sash windows and original timber flooring, and as part of the current refurbishment works there will be access to a new private courtyard terrace.

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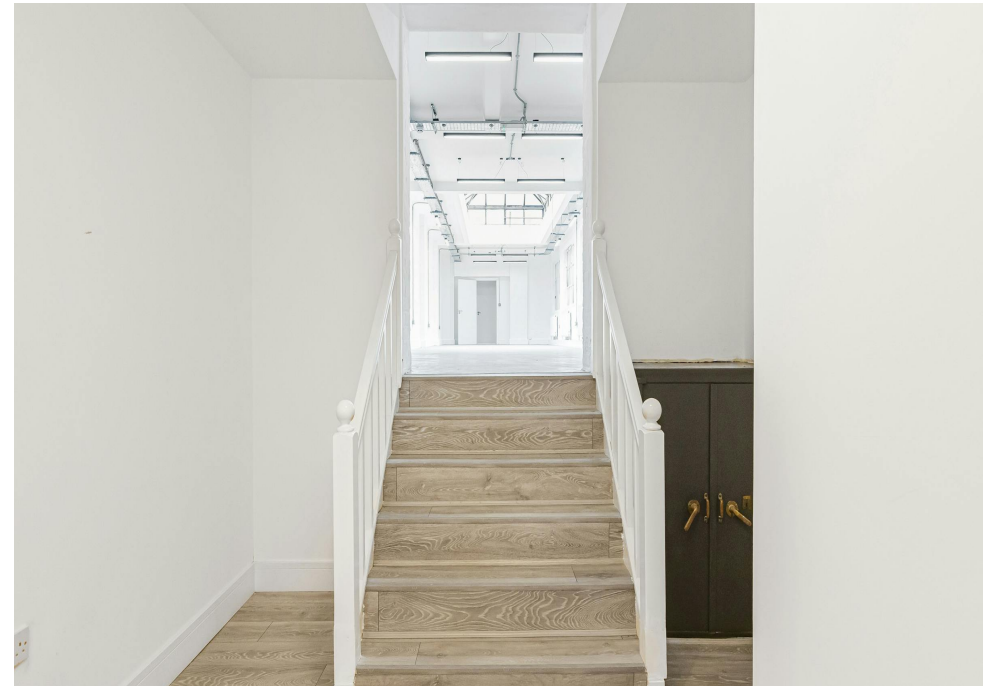
## Location

The property is ideally located just off Hackney Road, providing access to central/east and north London. Hoxton Station (London Overground) is within easy walking distance. The shops, restaurants and bars of Brick Lane, Shoreditch and Hoxton are all within a few minutes' walk.

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## Key points

- Total space - 4,402 square feet
- Newly refurbished town house studio
- Self-contained
- Double fronted loading
- Off-street parking
- Original features throughout
- Warehouse feature windows
- Private courtyard terrace





## Rents, Rates & Charges

Lease	New Lease
Rent	£25 per sq ft
Rates	£5.47 per sq ft
Service Charge	On application
VAT	On application
EPC	B (48)

## Viewing & Further Information



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