



Unit A Walrond House

73 Matthias Road, Newington Green, N16 8BF

**A Ground Floor Class E
Premises Suitable For A
Variety of Uses and Located
Adjacent to Newington
Green.**

1,084 sq ft
(100.71 sq m)

- 1,084 Sq. Ft.
- Class E Use
- Part of A New Mixed Use Development
- Neighbouring Tesco's Express
- Open Plan Layout with Rear Access
- New Lease Available

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Summary

Available Size	1,084 sq ft
Rent	£26,000 per annum
Business Rates	Yet to be assessed
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (26)

Description

The property forms part of a newly built, mixed use development with Tesco's Express as an anchor commercial tenant. Unit A is arranged to provide 1,084 sq. ft. of Class E space and is ideally suited to retail, office, and leisure operators. It is being offered in shell and core condition with capped services, a newly installed heat pump, and approved planning permission for the installation of air-conditioning. The open plan space offers automatic glass sliding entrance doors and fantastic natural light and display opportunities due to the fully glazed frontage with side glazed elevation. It also benefits from rear access and its own outside space to the front of the property which can make a great seating area.

Location

The property is situated on Matthias Road which is positioned between Newington Green and Dalston. Both areas are located in the London Borough of Hackney and well known for their lively atmospheres, excellent transport links, and a wide range of amenities and attractions including independent shops, cafes, restaurants, and bars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rent (sq ft)
Ground	1,084	100.71	£26,000 /annum	£23.99
Total	1,084	100.71		£23.99

Terms

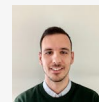
The property is available on a new Fully Repairing & Insuring lease, subject to an asking rent of £26,000 per annum. All other terms and conditions by negotiation.

Business Rates

The tenant will be responsible to pay the business rates. The property has not yet been assessed and any interested parties are advised to speak to Hackney Council for an estimation of the rates payable.



Viewing & Further Information



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The floor plan shows a large rectangular commercial space with a height of 11'4" (3.45m). The main area is labeled 'Commercial Space' with dimensions of 41'11" x 25'7" (12.78m x 7.80m). A 'Communal Access' area is located on the left side, featuring a curved entrance. The overall ground floor area is approximately 1084 sq. ft (100.70 sq. m). The plan includes a thick black border representing the walls and a white area for the communal access entrance.

Height
11'4"
(3.45m)

Commercial Space
41'11" x 25'7"
(12.78m x 7.80m)

**Communal
Access**

Ground Floor
Approximate Floor Area
1084 sq. ft
(100.70 sq. m)

Approx. Gross Internal Floor Area 1084 sq. ft / 100.70 sq. m

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