



TO LET

**Unit 3, Textile
Building, 31A
Chatham Place,
Hackney, E9 6FJ**

2,532 sq ft

Lower ground floor in
Hackney warehouse



VIDEO TOUR

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Description

The Textile Building is a mixed use, warehouse style development which is host to a range of occupiers including creative agencies, fashion designers and well known global brands. Unit Three is located on the lower ground floor floor and provides 2,532 square feet of open-plan space, suitable for a variety of creative occupiers. Natural light is provided by a number of high level windows and the unit further benefits from a floor to ceiling height of 2.95 metres.

Location

The Textile Building is situated on Chatham Place in the heart of Hackney Wicks luxury designer outlet area. The immediate location is home to a number of recognised retailers including Burberry and Nike, alongside various showrooms and local businesses. Hackney Central Station (overground services to Stratford, north and west London) is an eight minute walk from the property. Hackney Downs and London Fields overground Stations are also a short walk from the property, with trains running every 15 minutes to Liverpool Street Station taking 7-9 minutes.

Key points

- Unit Three - 2,532 square feet
- £27 per square foot inclusive of rent, rates and service charge
- Demised WCs
- Kitchenette
- Passenger lift
- Bike storage
- Access to communal courtyard
- DDA compliant





Rents, Rates & Charges

Lease	New Lease
Rent	£19.50 per sq ft
Rates	£7.84 per sq ft
Service Charge	£3 per sq ft
VAT	To be confirmed
EPC	E (115)

Viewing & Further Information



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