



CREATIVE WORKSPACE

783.2 SQ FT

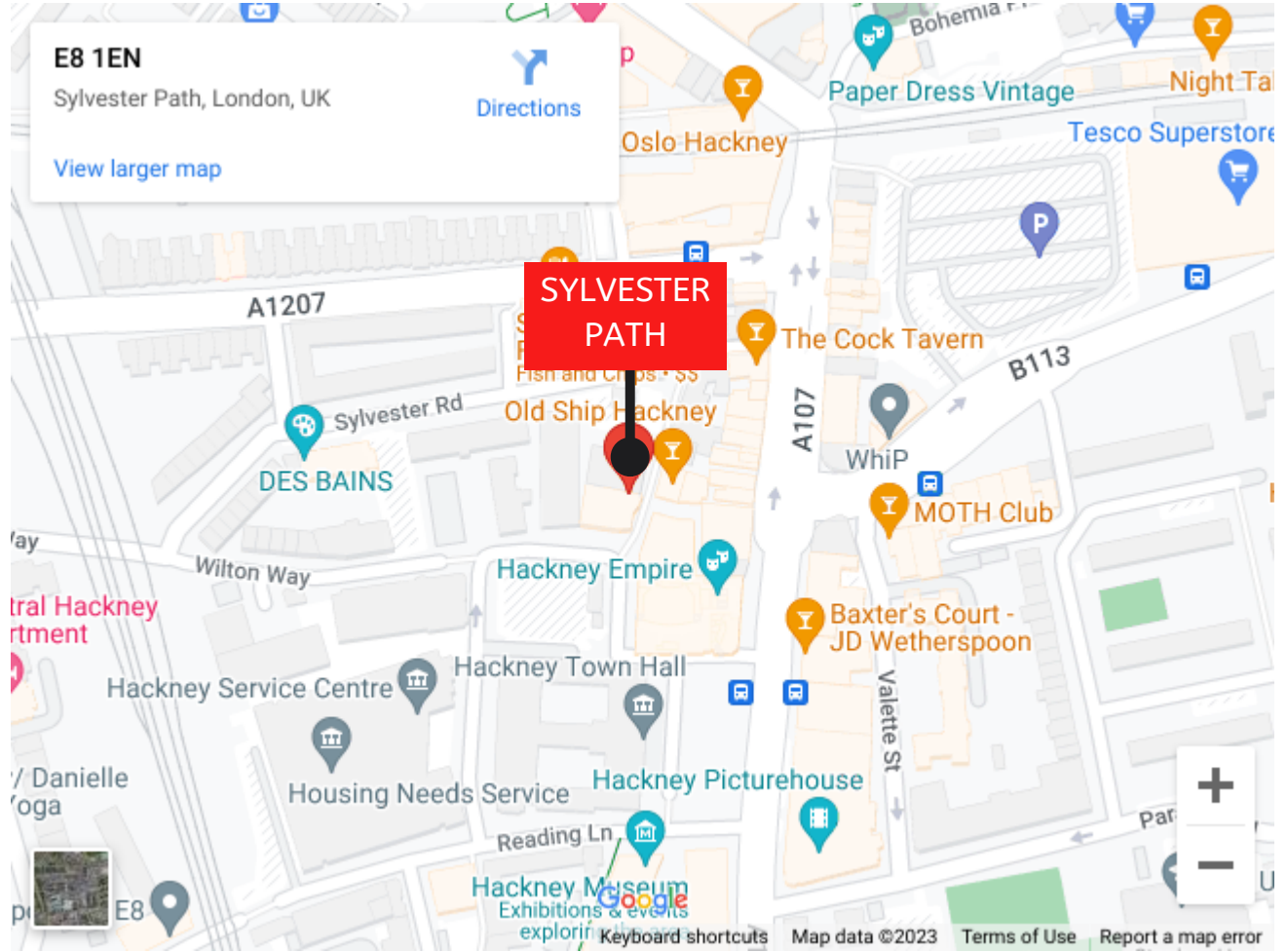
Sylvester Path, London, E8

TO LET



**LOCATION**

The local area is well served by London Transport bus and underground services, with Hackney Central station within short walking distance.







**CREATIVE WORKSPACE**  
**783.2 SQ FT**

**Sylvester Path, London, E8**

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## THE PROPERTY

This large creative workspace is excellent for creative individuals, filming studios, light industrial workshops and small businesses.

The unit benefits from a large workspace and natural lights.

Just a ten-minute by walking to London Fields Park.

The unit is located on Sylvester Path less than one minute from the busy Mare Street, yet this is a quiet pedestrianised street full of character. The Hackney Empire, Town Hall and Overground Station are within a very short walk with the local shops, bars, pubs and other amenities on Mare Street and the surrounding area.

## RENT

£2,500 p/m

## RATES

Interested parties are advised to make their own enquiries to the local Authority.

## VAT

VAT may be applicable.

## FLOOR AREA

783.2 sq ft

## GUARANTOR

No

## TERMS

To be let a new lease for a term to be agreed.

## LEGAL COST

Each party to bear their own legal costs.

## EPC

Rating: TBC

## VIEWING

Please contact us.

## FEATURES



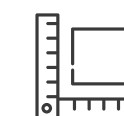
Kitchen



WC



Hackney Central



783.2 sqft



Workshop Area



Natural Lights

Misdescriptions Act 1991

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