



21-23 Hackney Grove & Vernon Hall

Hackney, E8 3NR

**2 Commercial Buildings
With F1 Use Class To Let.
Approx. 4,236 Sq. Ft. (393.5
Sq. Ms)**

4,236 sq ft
(393.54 sq m)

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- F1 Use Class
- Rear Access
- Will Suit Alternative Uses (STP)
- London Fields Location

21-23 Hackney Grove & Vernon Hall, Hackney, E8 3NR

Summary

Available Size	4,236 sq ft
Rent	£22.50 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

2 commercial buildings to let benefitting from F1 use class. 21-23 Hackney Grove is approx. 2,854 sq. ft. (GIA) and arranged over 3 floors (lower ground to 1st floor), with secondary rear access via Florfield Road. Vernon Hall provides approx. 1,382 sq. ft. (GIA) of ground floor space with the main access via Florfield Road. Both properties are in need of modernisation and will suit alternative commercial uses (STP).

Location

Hackney Grove is situated in the heart of London Fields, one of the most exciting and sought-after locations in East London. The property is situated on a pedestrianised street and cycle lane and close to all of the local amenities including trendy cafes, stylish bars, eclectic restaurants, boutique shops, and bustling markets. With Hackney Central station just a short walk away, residents can easily reach other parts of London, making this an ideal location for most businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 21-23 Hackney Grove	2,854	265.15	Available
Building - Vernon Hall	1,382	128.39	Available
Total	4,236	393.54	

Viewings

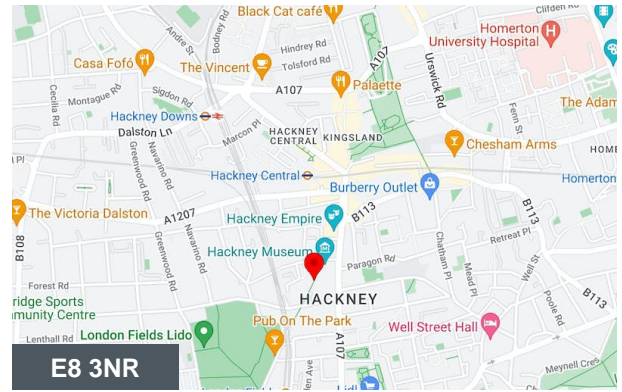
By prior appointment with Fyfe Mcdade on 020 7613 4044. Or the joint agents, Strettons on 020 8520 9911.

Terms

The property is available to rent on a new FRI lease for terms to be agreed upon, subject to an asking rent of £22.50psf. All other terms and conditions by negotiation.

Business Rates

21-23 Hackney Grove appears on the 2023 Valuation Office Agency's assessment, with a rateable value of £10,250. Interested parties are advised to seek verification of Vernon Hall's rateable value from Hackney Council.



Viewing & Further Information



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