



**TO LET**

**6A Scawfell Street,  
London, E2 8NG**

**2,500 sq ft**

**2,500 sq ft Self  
Contained Light  
Industrial Unit For Rent**



---

## Description

Self contained light industrial studio for rent in Shoreditch. This ground floor unit offers direct street access with double door loading, plenty of room for storage, office and studio space. The unit benefits from professional grade refrigerators that were left by the previous occupier. The unit also benefits from extraction.

---

## Location

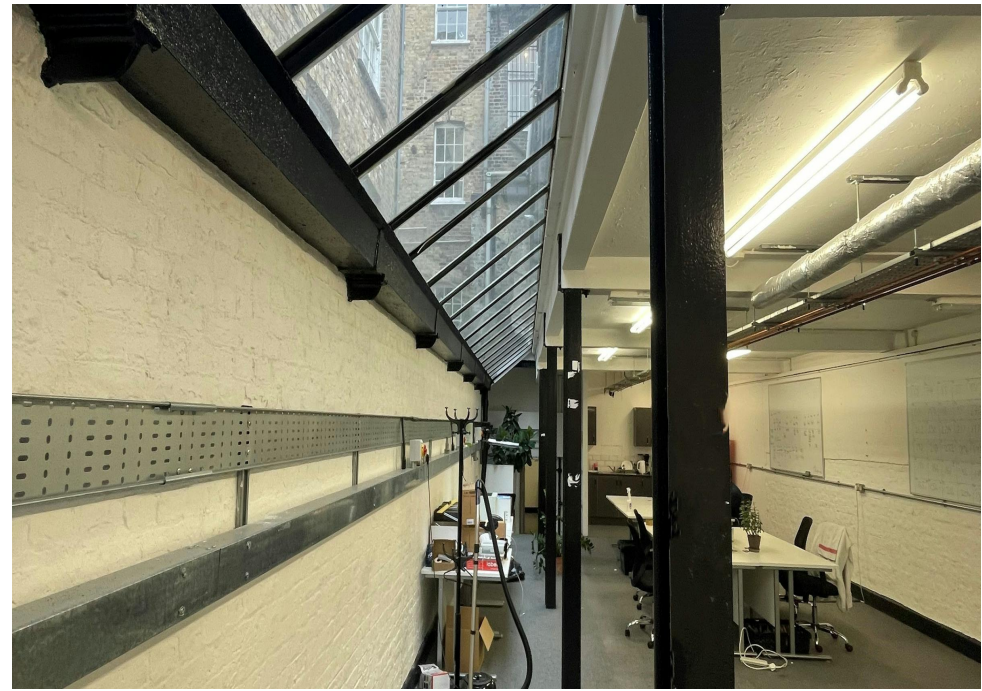
The property is ideally located just off Hackney Road (A1208) - just east of the junction with Queensbridge Road. Columbia Road Flower market and the shops, restaurants & bars of Brick Lane, Shoreditch & Hoxton are all within walking distance.

Hoxton Station (London Overground) is within easy walking distance alongside multiple bus route into Shoreditch & The City.

---

## Key points

- Double door loading direct from Scawfell Street
- Painted concrete floors
- Previously occupied by commercial kitchen with professional grade refrigeration
- Crittal windows
- Skylights providing excellent natural light
- Would suit multiple uses from office, studio, workshop, dark kitchens and more





---

## Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	2,500	232.26	To Let	Let

---

## Viewing & Further Information

Theo Beckford  
0203 911 3666  
Tbeckford@stirlingackroyd.com

---

## Rents, Rates & Charges

Lease	New Lease
Rent	£60,000 per annum
Rates	£2.21 per sq ft
Service Charge	On application
VAT	On application
EPC	D (92)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 03/06/2024