



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.

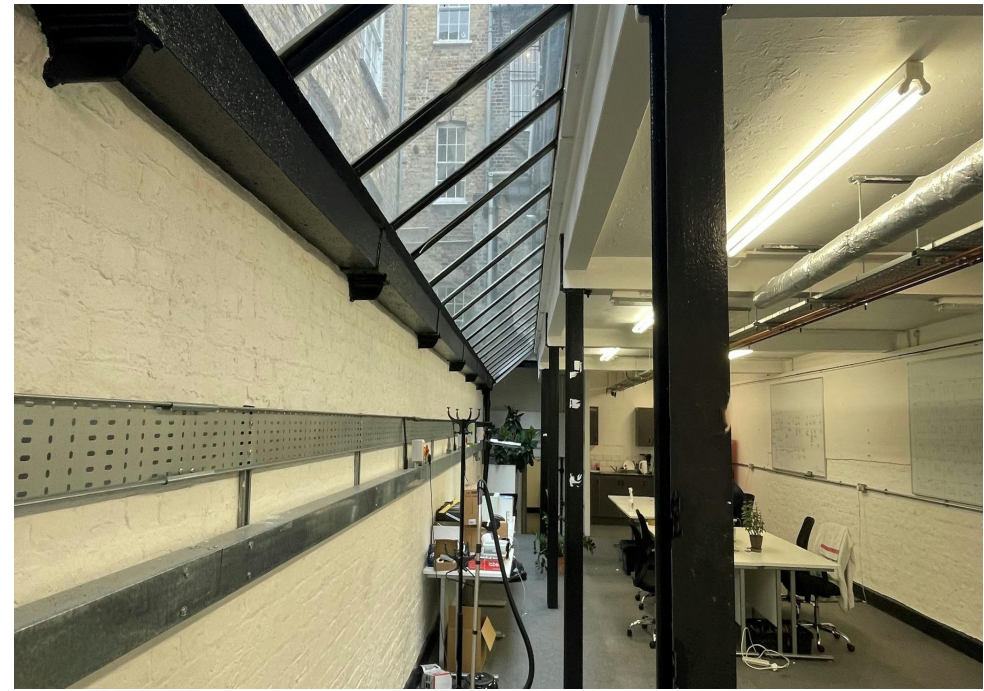
Location

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



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Rents, Rates & Charges

Lease	New Lease
Rent	£60,000 per annum
Rates	£11.24 per sq ft
Service Charge	On application
VAT	On application
EPC	D (92)

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