



STIRLING  
ACKROYD

**TO LET**

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

**2,500 sq ft**

**2,500 sq ft Self  
Contained Commercial  
Unit For Rent**



**VIDEO TOUR**

**stirlingackroyd.com**



## Description

Self-contained commercial space for rent in Shoreditch. This ground floor unit has been refurbished to a high standard offers direct street access with double door loading, plenty of room for storage, office and studio space. The unit benefits from professional grade refrigeration that were left by the previous occupier. The unit also benefits from extraction.

## Location

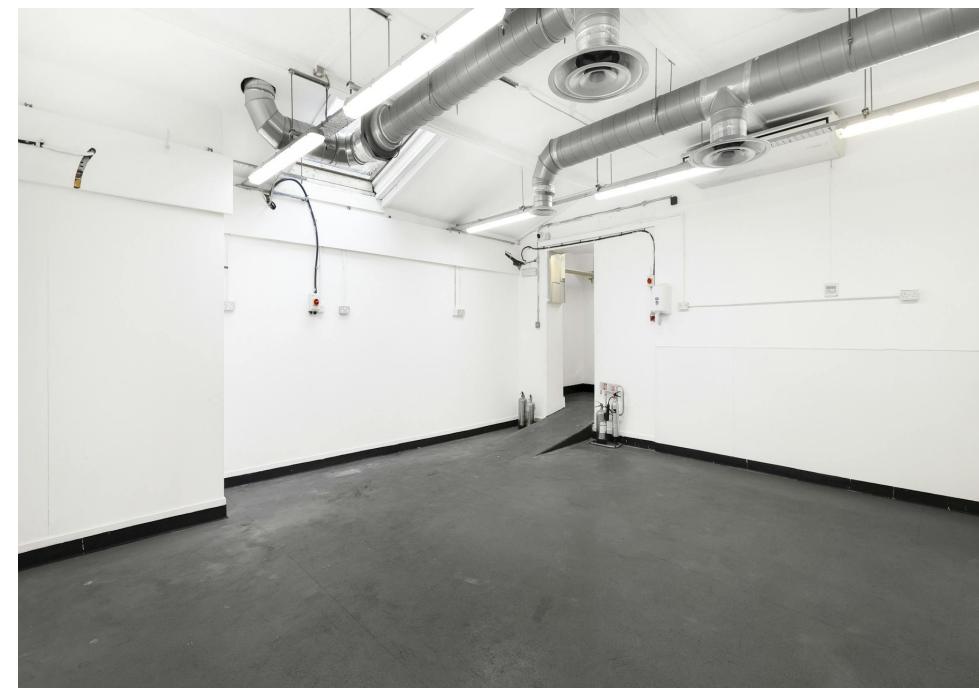
The property is ideally located just off Hackney Road (A1208) - just east of the junction with Queensbridge Road. Columbia Road Flower market and the shops, restaurants & bars of Brick Lane, Shoreditch & Hoxton are all within walking distance.

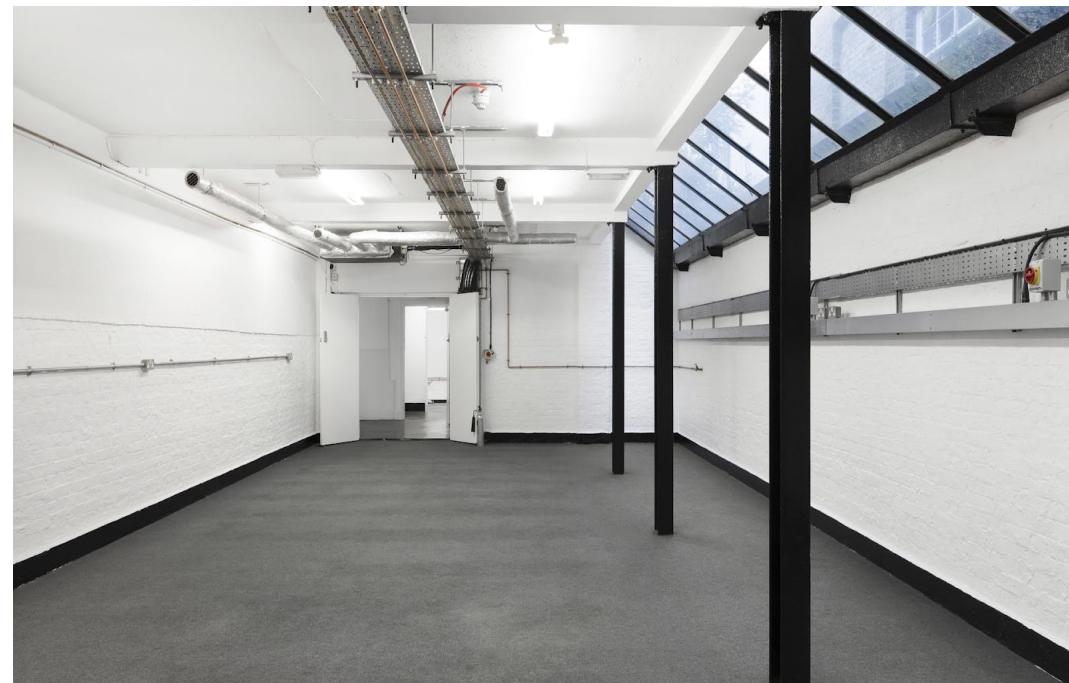
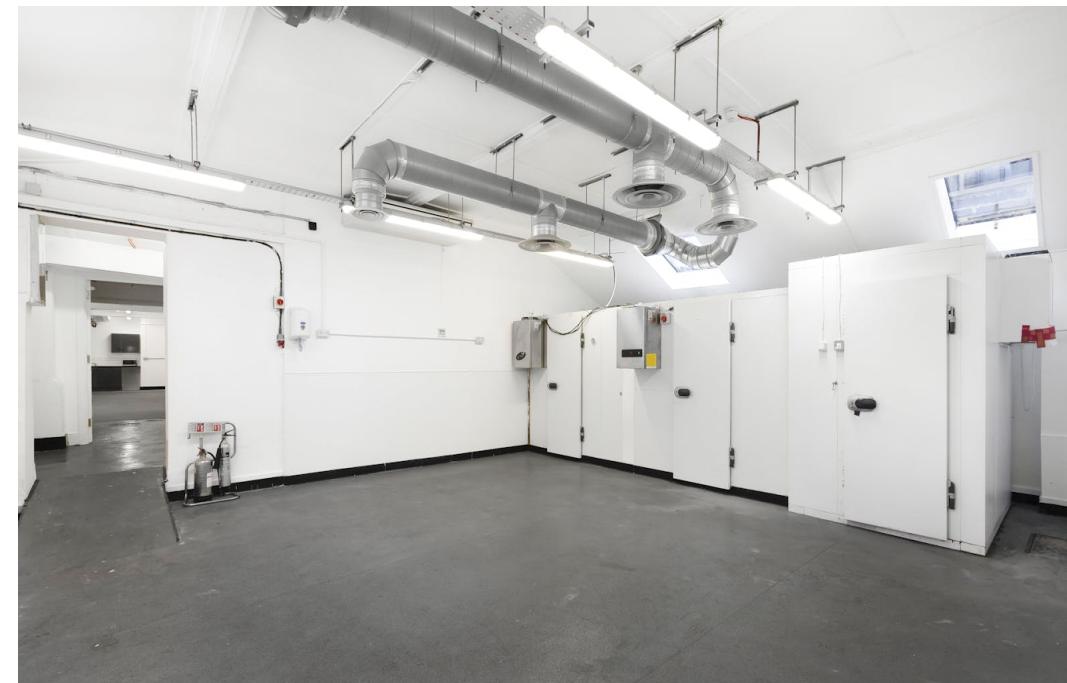
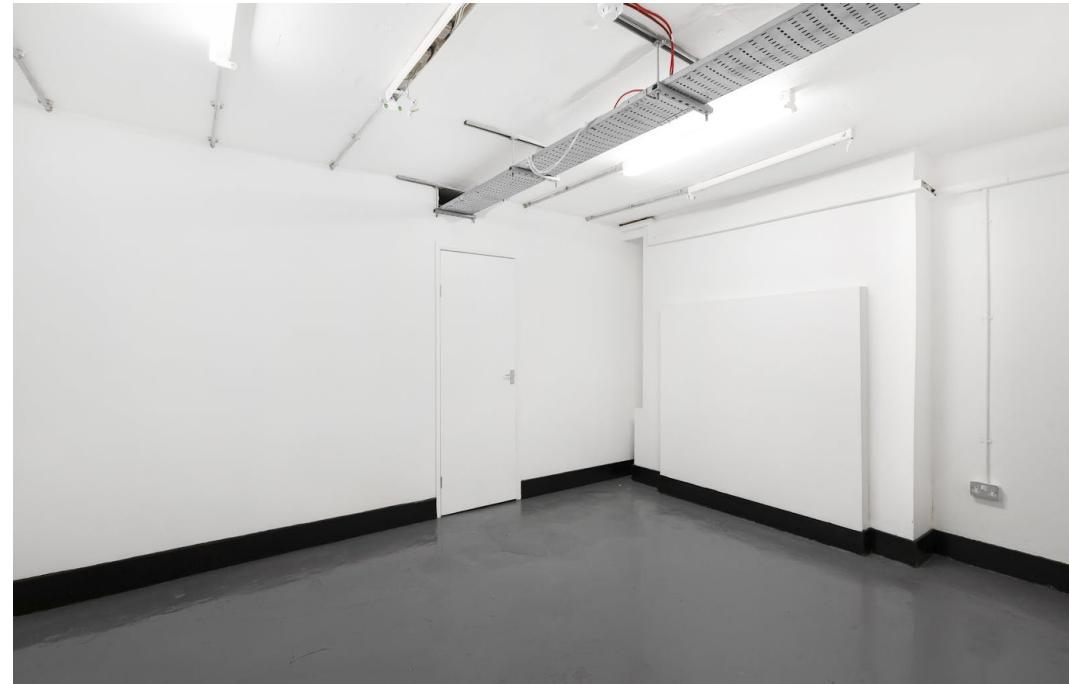
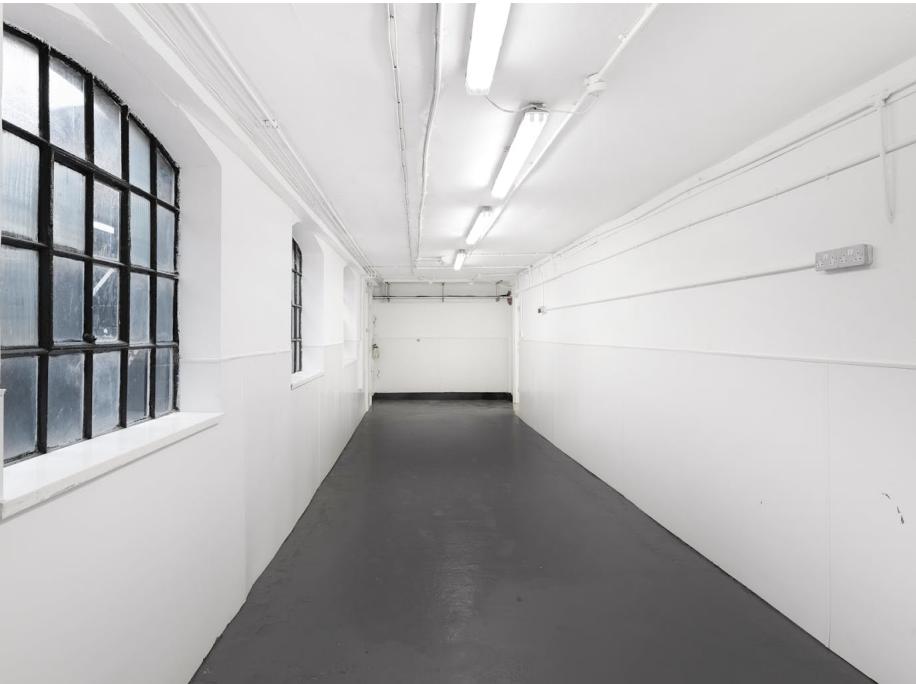
Hoxton Station (London Overground) is within easy walking distance alongside multiple bus route into Shoreditch & The City.



## 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	Available

## Viewing & Further Information



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

## 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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