



445 Hackney Road

Hackney, E2 9DY

## Office Space on Hackney Road near Cambridge Heath Station.

**1,121 sq ft**  
(104.14 sq m)

- Warehouse Style
- High Ceilings
- Great Natural Light
- Close to Broadway Market

# 445 Hackney Road, Hackney, E2 9DY

## Summary

<b>Available Size</b>	1,121 sq ft
<b>Rent</b>	£38,114 per annum
<b>Business Rates</b>	TBC
<b>Service Charge</b>	Included in the rent
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (86)

## Description

Third floor office space benefiting from generously high ceilings, an abundance of natural light, a fully fitted kitchen, meeting room and toilet facilities.

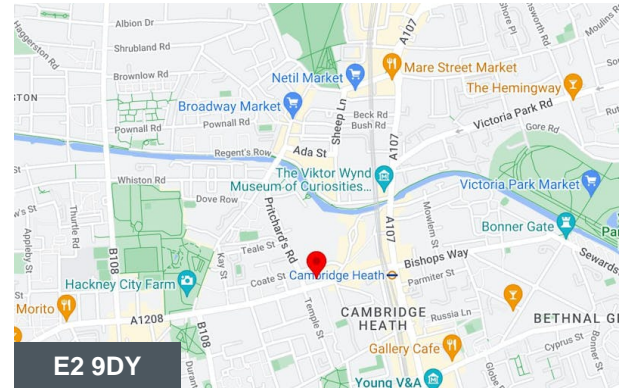
## Location

Third floor office space prominently located between on Hackney Road and a stone throw away from Regents Canal. The unit benefits from generously high ceilings throughout, an abundance of natural light, a fully fitted kitchen, a meeting room and shared toilet facilities. The area is flourishing with creative businesses such as in Containerville, a community of small businesses housed in upcycled shipping containers, and other independent retail and office spaces. Broadway Market is also a short walk over the canal, which boasts a mix of pubs, cafes, restaurants, and street food vendor.

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	Rent	Rent (sq ft)	Total year
3rd	3rd	1,121	£38,114 /annum	£34	£38,114
<b>Total</b>		<b>1,121</b>		<b>£34</b>	<b>£38,114</b>



## Viewing & Further Information



### George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110

quba@fyfemcdade.com

# Energy performance certificate (EPC)

<p>THIRD FLOOR 445 Hackney Road LONDON E2 9DY</p>	<p>Energy rating</p> <h1>D</h1>	<p>Valid until: <b>18 March 2026</b></p> <hr/> <p>Certificate number: <b>0070-8944-0356-7224-2070</b></p>
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Property type **B1 Offices and Workshop businesses**

Total floor area **309 square metres**

## Rules on letting this property

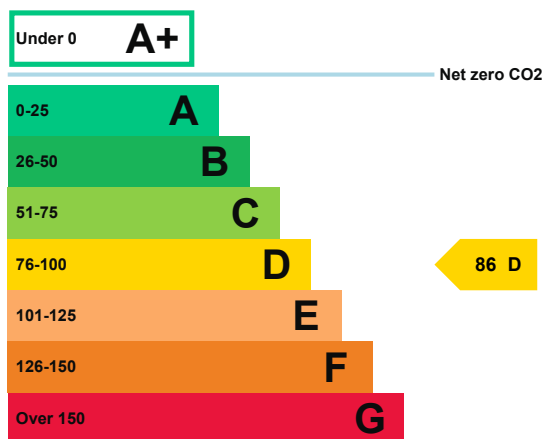
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

19 A

If typical of the existing stock

55 C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

71.64

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9877-4027-0465-0204-2401\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kathryn Hampshire
Telephone	01455883250
Email	<a href="mailto:elmhurst@elmhurstenergy.co.uk">elmhurst@elmhurstenergy.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	NHER
Assessor's ID	SAVA002000
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

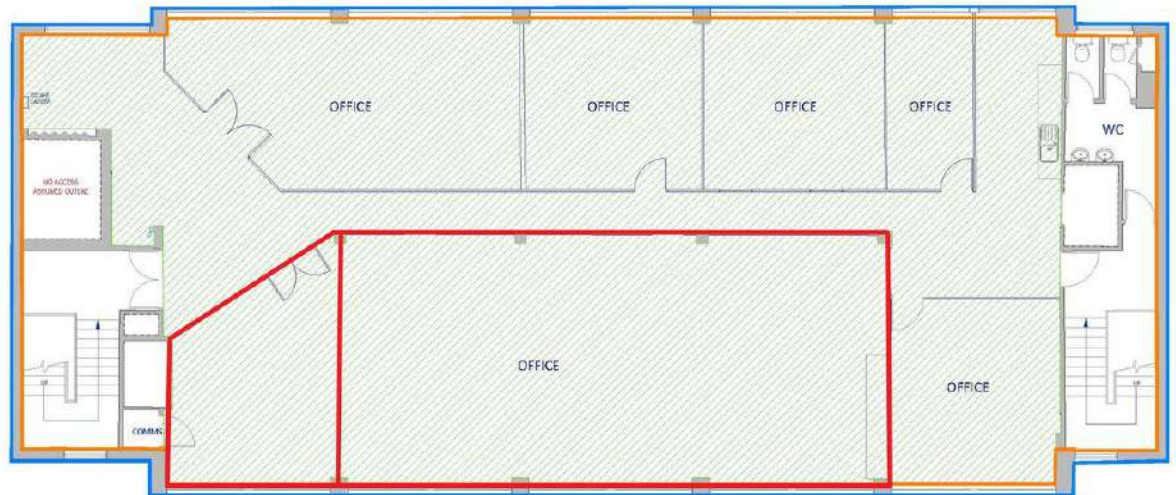
### About this assessment

Employer	Green Box Surveys Ltd
Employer address	11B, Lansdowne Road, London SW20 8AN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 March 2016
Date of certificate	19 March 2016

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**KEY:**

	= NIA (NET INTERNAL AREA)
	= GIA (GROSS INTERNAL AREA)
	= GEA (GROSS EXTERNAL AREA)



THIRD FLOOR



client	address 445 HACKNEY ROAD LONDON E2 9DY	location EXISTING THIRD FLOOR AREAS PLAN	date 15.12.2021	scale 1:100	sheet A3	 <small>Plan London Ltd   20 South Street   London   E16 3AT          T 0203 2021774   E 0203 2021774   W plan.london.co.uk</small>
			dwg no. PL13937-05A	revision VH/PB	checked SB	

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