



TO LET

**Unit 2 Textile Building,
31a Chatham Place,
Hackney, E9 6FJ**

2,733 sq ft

Lower ground floor in
Hackney warehouse



VIDEO TOUR

stirlingackroyd.com



Description

The Textile Building is a mixed use, warehouse style development which is host to a range of occupiers including creative agencies, fashion designers and well known global brands. Unit Two is located on the lower ground floor and provides 2,733 square feet of open-plan space, suitable for a variety of creative occupiers. Natural light is provided by a number of high level windows and the unit further benefits from fantastic floor to ceiling height.

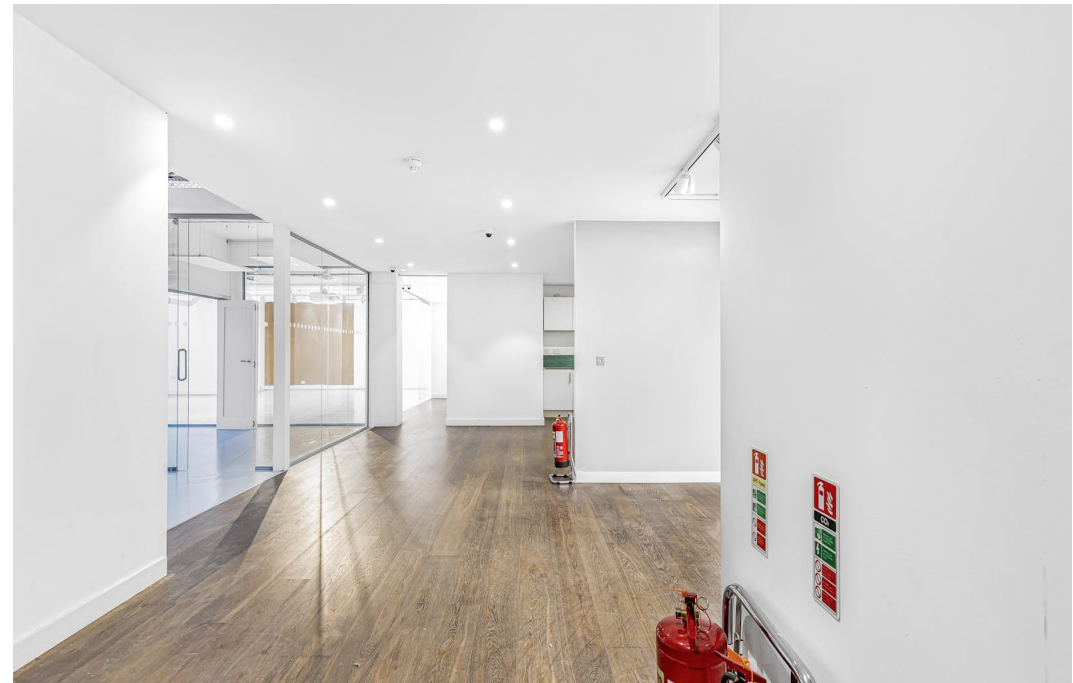
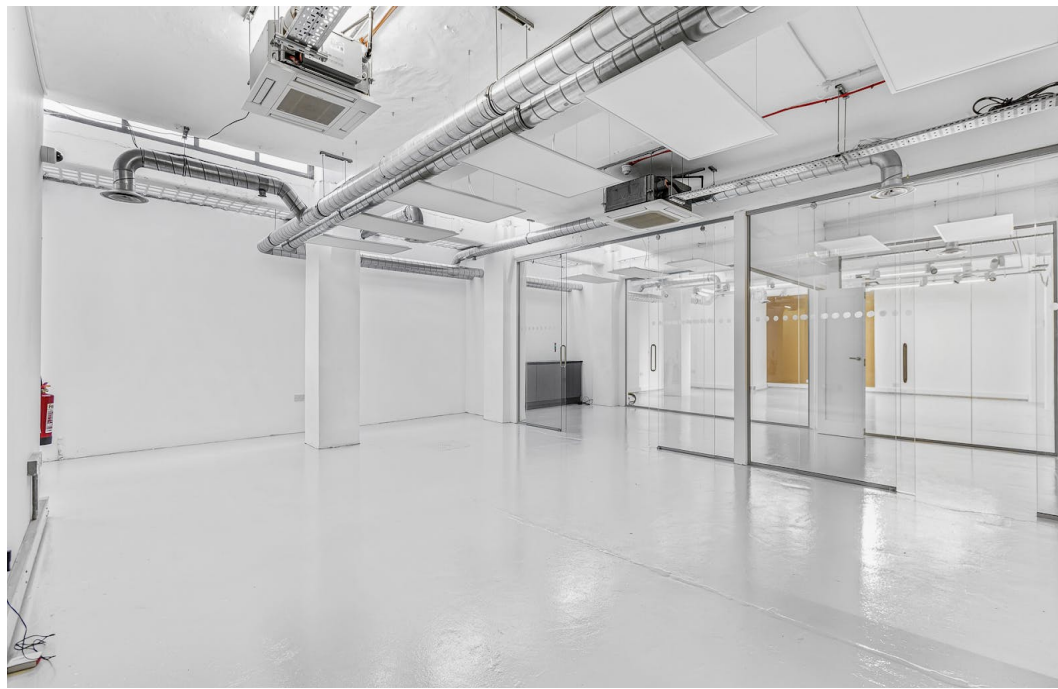
Location

The Textile Building is situated on Chatham Place in the heart of Hackney Wick's luxury designer outlet area. The immediate location is home to a number of recognised retailers including Burberry and Nike, alongside various showrooms and local businesses. Hackney Central Station (overground services to Stratford, north and west London) is an eight minute walk from the property. Hackney Downs and London Fields overground Stations are also a short walk from the property, with trains running every 15 minutes to Liverpool Street Station taking 7-9 minutes.

Key points

- Unit Two - 2,733 square feet
- Air conditioning
- Natural light from street
- DDA compliant
- Access to communal courtyard
- Demised WCs
- Lower ground warehouse style office
- Floor to ceiling height of 2.95 metres





Accommodation

Name	sq ft	sq m	Availability
Basement	2,733	253.90	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£19.50 per sq ft
Rates	£8 per sq ft
Service Charge	£3 per sq ft
VAT	On application
EPC	C (65)

Viewing & Further Information



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