



21-23 Hackney Grove

Hackney, E8 3NR

**For Sale Commercial
Building With F1 Use Class.
Approx. 2,854 Sq. Ft.**

2,854 sq ft
(265.15 sq m)

- 2,854 Sq. Ft. (265 Sq. Ms)
- F1 Use Class
- Rear Access
- Will Suit Alternative Uses (STP)
- Potential Redevelopment Opportunity (STP)
- London Fields Area

21-23 Hackney Grove, Hackney, E8 3NR

Summary

Available Size	2,854 sq ft
Price	£1,000,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

A commercial building for sale benefitting from F1 (Education) Use Class. The property is arranged over the lower ground, ground, and first floors and requires modernization but has the potential for redevelopment to residential (STP). Rear access is available via Florfield Road.

Location

Hackney Grove is situated in the heart of London Fields, one of the most exciting and sought-after locations in East London. The property is situated on a pedestrianised street and cycle lane and close to all of the local amenities including trendy cafes, stylish bars, eclectic restaurants, boutique shops, and bustling markets. With Hackney Central station just a short walk away, residents can easily reach other parts of London, making this an ideal location for most businesses.

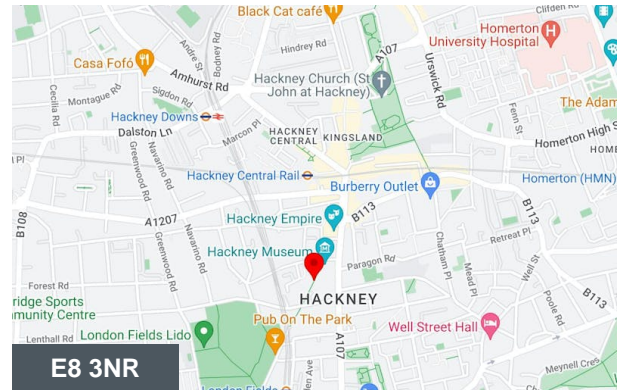
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 21-23 Hackney Grove	2,854	265.15	Available
Total	2,854	265.15	

Business Rates

21-23 Hackney Grove appears on the 2023 Valuation Office Agency's assessment, with a rateable value of £10,250.



Viewing & Further Information



George Sarantis

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george@fyfemcdade.com



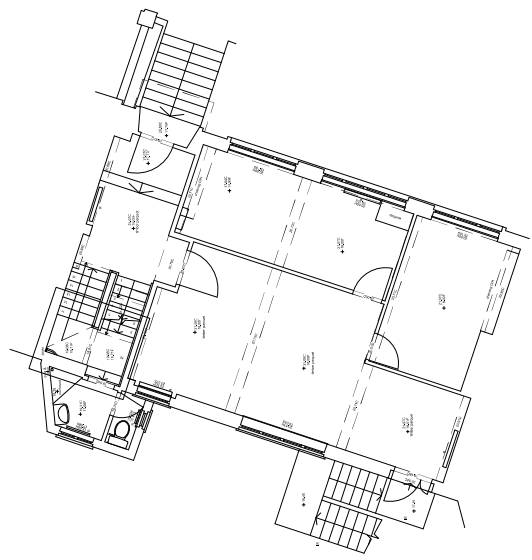
Quba Medford

020 7613 4044 | 07912883110
quba@fyfemcdade.com

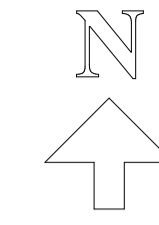
NOTES:
 1. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE DRAWINGS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.

- LEGEND:
- OPENING
 - DOOR
 - WINDOW
 - STAIR
 - LIFT
 - ELEVATOR
 - RAMP
 - BALCONY
 - TERRACE
 - PATIO
 - PORCH
 - GARAGE
 - STORE
 - OFFICE
 - RECEPTION
 - WAITING AREA
 - CONFERENCE ROOM
 - MEETING ROOM
 - BREAK ROOM
 - RESTROOM
 - TOILET
 - SHOWER
 - BATH
 - KITCHEN
 - DINING ROOM
 - LIVING ROOM
 - BED ROOM
 - HALLWAY
 - CLOSET
 - WARDROBE
 - LINEN CLOSET
 - PANTRY
 - BREAKFAST ROOM
 - SUNROOM
 - PORCH
 - TERRACE
 - PATIO
 - GARAGE
 - STORE
 - OFFICE
 - RECEPTION
 - WAITING AREA
 - CONFERENCE ROOM
 - MEETING ROOM
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 - BED ROOM
 - HALLWAY
 - CLOSET
 - WARDROBE
 - LINEN CLOSET
 - PANTRY
 - BREAKFAST ROOM
 - SUNROOM

Note: Drawings shall be in accordance with the Building Regulations.



PROJECT NO.	DATE	BY
PROTECH		
PROTECH PROJECTS LTD 100, THE SQUARE, LONDON E14 9EF		
PROJECT		
21-23 HACKNEY GROVE LONDON E8 3NF		
REV		
GROUND FLOOR		
AS SHOWN		
SCALE	1:500	DATE: MARCH 2023
DRAWN BY	HP	CHECKED BY
PROJECT NO.	03	1:1, 2:1, 3:1, 4:1, 5:1



DO NOT SCALE FROM DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

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NOTES:
ALL MEASUREMENTS TAKEN TO EXISTING
SURFACE FINISHES UNLESS STATED OTHERWISE
ALL LEVELS IN METRES
ALL ARROWS POINT UP
SURVEY GRID & LEVELS RELATED TO
ORDNANCE SURVEY BY GPS OBSERVATION

LEGEND:

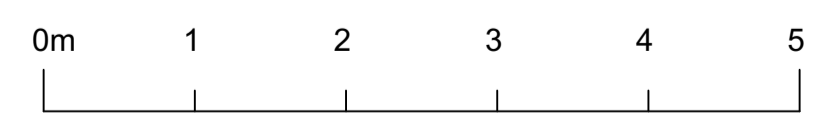
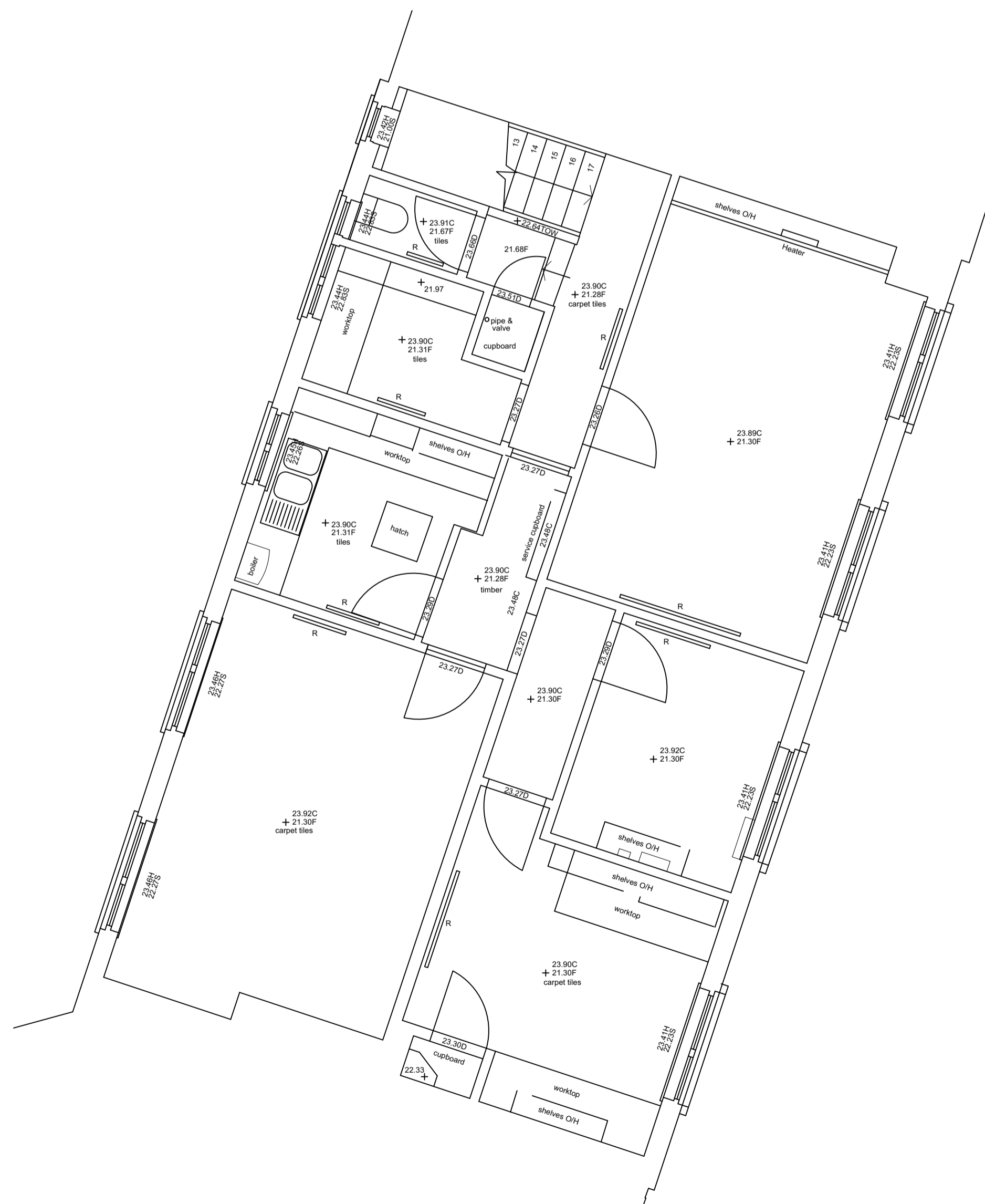
20.00F	FLOOR LEVEL
20.00H	WINDOW HEAD LEVEL
20.00S	WINDOW SILL LEVEL
20.00C	CEILING LEVEL
20.00SC	SUSPENDED CEILING LEVEL
20.00B	BEAM LEVEL
20.00D	DOOR HEAD LEVEL
AB	AIRBRICK
B	BOLLARD
BH	HEIGHT TO BEAM UNDERSIDE
BW	BRICK WALL
BT	BRITISH TELECOM
CATV	CABLE TV
CB	CUPBOARD
CPS	CONCRETE PAVING SLABS
DK	DROP KERB
ER	EARTH ROD
FB	FLOWER BED
FH	FIRE HYDRANT
FW	FOUL WATER
G	GULLY
GV	GAS VALVE
IC	INSPECTION CHAMBER
IL	INVERT LEVEL
LP	LAMP POST
P	POST
RE	RODDING EYE
RG	ROAD GULLY
RS	ROAD SIGN
RWP	RAIN WATER PIPE
SVP	SOIL VENT PIPE
SW	SURFACE WATER
TL	TRAFFIC LIGHT
TOP	TOP OF FENCE LEVEL
TOW	TOP OF WALL LEVEL
TP	TELEGRAPH POLE
V	VENT
VP	VENT PIPE
WM	WATER METER
WP	WASTE PIPE
WSV	WATER STOP VALVE

FENCE TYPES

BW	Barbed Wire	CW	Chicken Wire
CB	Close Board	IW	Interwoven
CI	Corrugated Iron	IR	Iron Railing
CL	Chain Link	OB	Openboard
CPL	Conc Panel	PR	Post and Rail
CP	Chestnut Paving	PW	Post and Wire

All tree details should be checked by an Arborologist

Note: Drawing edited to show 23 Hackney Grove and Vernon Hall only.



REVISIONS	DATE	BY
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PROJECT
23-27 HACKNEY GROVE
LONDON E8 3NR

TITLE
FIRST FLOOR
AS EXISTING

SCALE 1/50@A1 **DATE** MARCH 2023

DRAWN BY RF **CHECKED BY** SN

DRAWING No. 04 **FILE No.** 23/2761