



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.

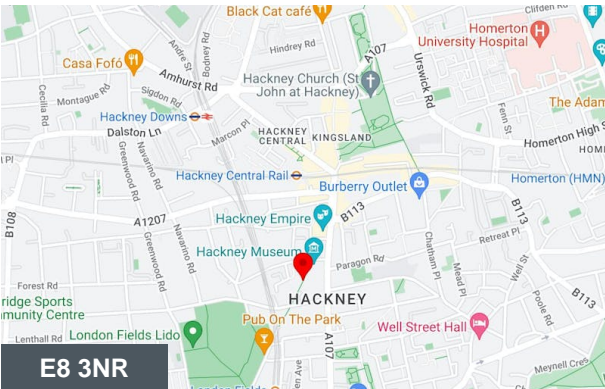
Accommodation

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

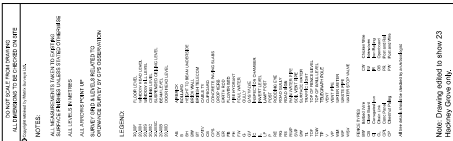
020 7613 4044 | 0731 1077 549
george@fyfemcdade.com




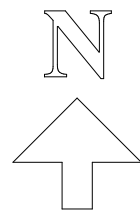
Quba Medford

020 7613 4044 | 07912883110
quba@fyfemcdade.com





PROJECT NO.	DATE	SITE
 <p>The National Court Report Service Ltd 14-15 Old Street London EC1Y 4PB</p>		
PROJECT		
21-23 HACKNEY GROVE LONDON E8 5NR		
TITLE		
GROUND FLOOR		
AS-BUILTING		
CAD FILE	DATE	DWG NO.
11030A.DWG	MARCH 2023	SN
DRAWN BY	CHECKED BY	DATE
HJ		23/07/23
SCALE		
1:100		



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

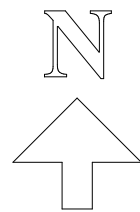
AB AIRBRICK
B BOLLARD
BH HEIGHT TO BEAM UNDERSIDE
BW BRICK WALL
BT BRITISH TELECOM
CATV CABLE TV
CB CUPBOARD
CPS CONCRETE PAVING SLABS
DK DROP KERB
ER EARTH ROD
FB FLOWER BED
FH FIRE HYDRANT
FW FOUL WATER
G GULLY
GV GAS VALVE
IC INSPECTION CHAMBER
IL INVERT LEVEL
LP LAMP POST
P POST
RE RODDING EYE
RG 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 CB Openboard
CPL Conc Panel PR Post and Rail
CP Chestnut Paling 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
<div><div>matrix</div><div>SURVEYS</div><div>166 Sutton Court Road, London W4 3HR T:020 8994 0862 E:enquiries@matrixsurveys.co.uk</div></div>				
PROJECT				
23-27 HACKNEY GROVE LONDON E8 3NR				
TITLE				
LOWER GROUND FLOOR				
AS EXISTING				
SCALE	1/50@A1	DATE	MARCH 2023	
DRAWN BY	RF	CHECKED BY	SN	
DRAWING No.	02	FILE No.	23/2761	



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