



## 25-27 Hackney Grove

Hackney, E8 3NR

### Class Use E Property To Let in the heart of Hackney Central, E5.

**3,737 sq ft**  
(347.18 sq m)

- Approx. 3,737 sq. ft.
- Streamlined Fit-out
- Suitable for Variety of Occupiers
- Hackney Central Area
- Great Transport Links
- New Lease
- Self-Contained

# 25-27 Hackney Grove, Hackney, E8 3NR

## Summary

<b>Available Size</b>	3,737 sq ft
<b>Rent</b>	£93,400.00 per annum
<b>Rates Payable</b>	£11,851.25 per annum Approximate Rateable Value per building
<b>Rateable Value</b>	£23,750
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (95)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - 25-27	3,737	347.18
<b>Total</b>	<b>3,737</b>	<b>347.18</b>

## Description

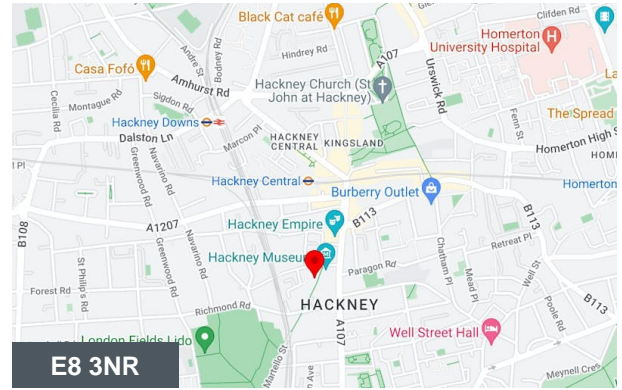
The three-storey and basement buildings provide a cellular layout on each floor, which can be split into multiple smaller spaces if needed. However, the property can easily be used by one operator due to the interconnecting hallways. The buildings would suit a range of businesses within Class E category, as well as alternative uses such as F2 (community use), subject to the necessary planning consents.

## 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.

## Specification

The landlord will agree a basic fit out to suit any ingoing tenant's requirements to include new wood floors, agreed electrical plan, kitchenette, toilets and decorative works.



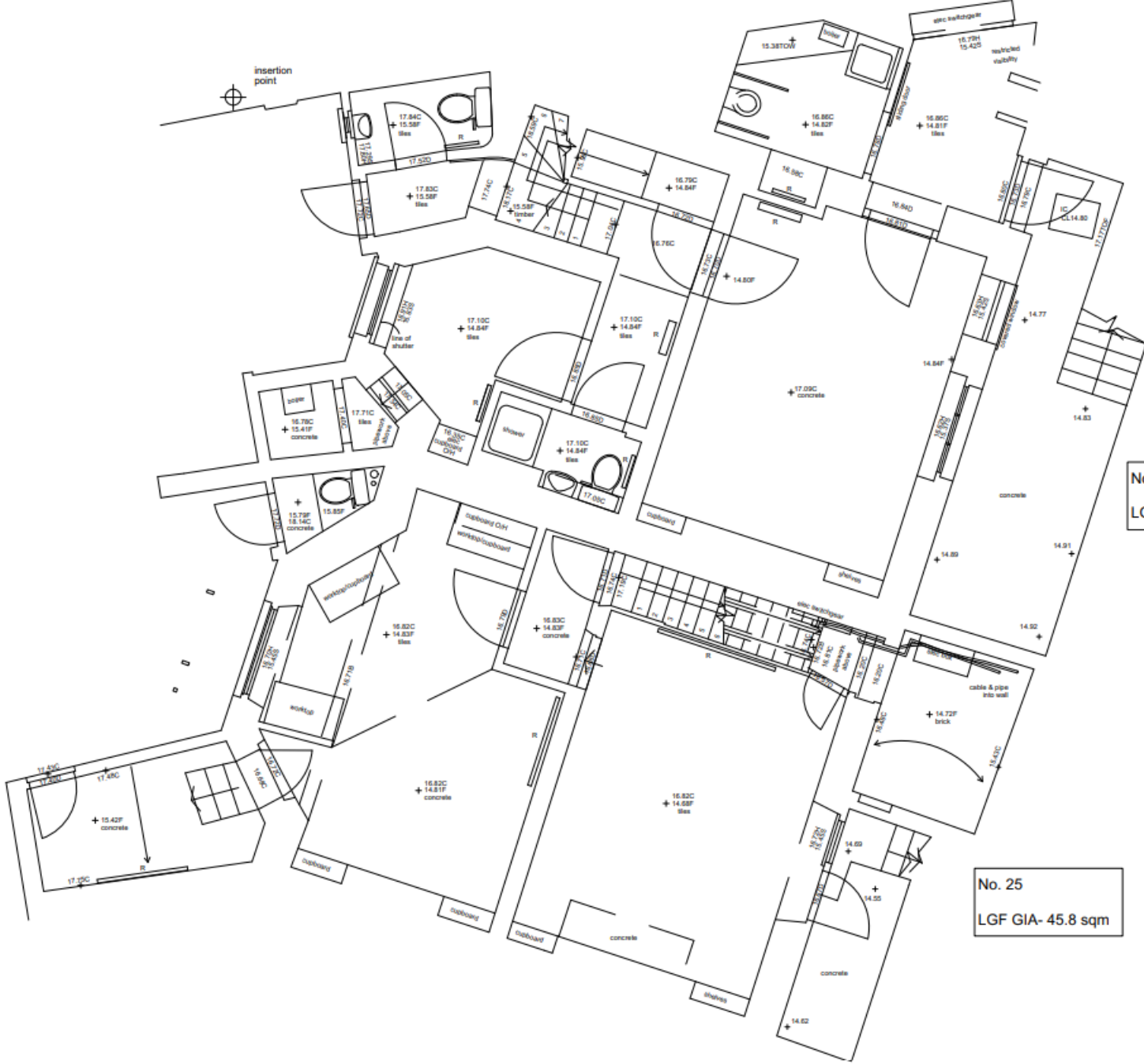
## Viewing & Further Information



**George Sarantis**

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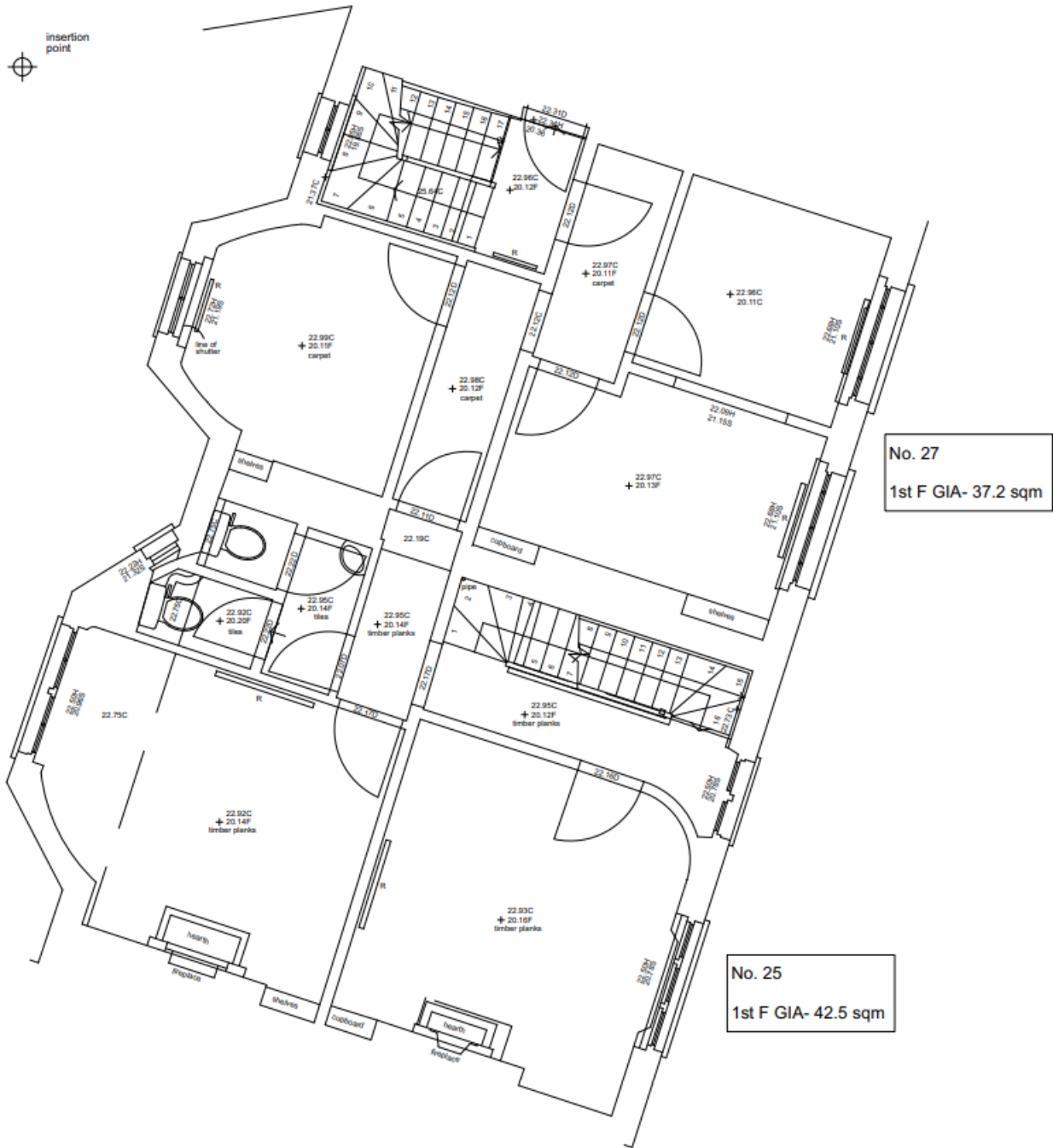
george@fyfemcdade.com



No. 27  
LGF GIA- 52 sqm

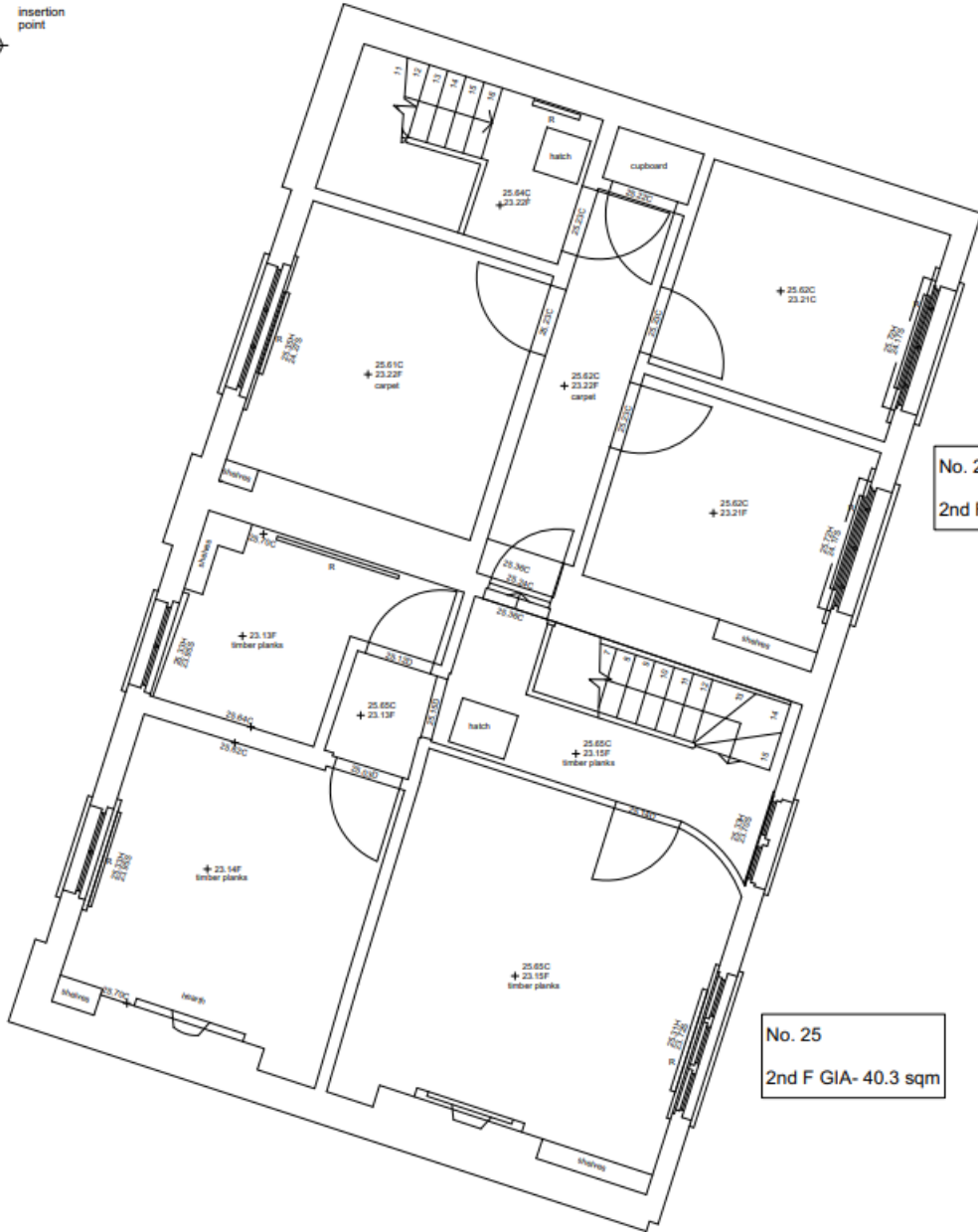
No. 25  
LGF GIA- 45.8 sqm





No. 27  
1st F GIA- 37.2 sqm

No. 25  
1st F GIA- 42.5 sqm



No. 27  
2nd F GIA- 35.3 sqm

No. 25  
2nd F GIA- 40.3 sqm