

# 291, Hackney Road, Shoreditch, London, E2 8NA

## TO LET

Office

5,506 sq ft / 511.5 sq m

£39.50 per sq ft

**Incredible opportunity to let - a unique, self-contained former church facing Haggerston Park fitted to a high standard**



- Unique commercial space fitted to an exceptionally high standard
- Open plan accommodation
- Located within Haggerston Park
- Multiple parking spaces by separate arrangement
- Secure bike storage
- Shower and changing facilities
- Proximity to commuter links
- 15m plus ceiling heights
- 500Mb Fibre

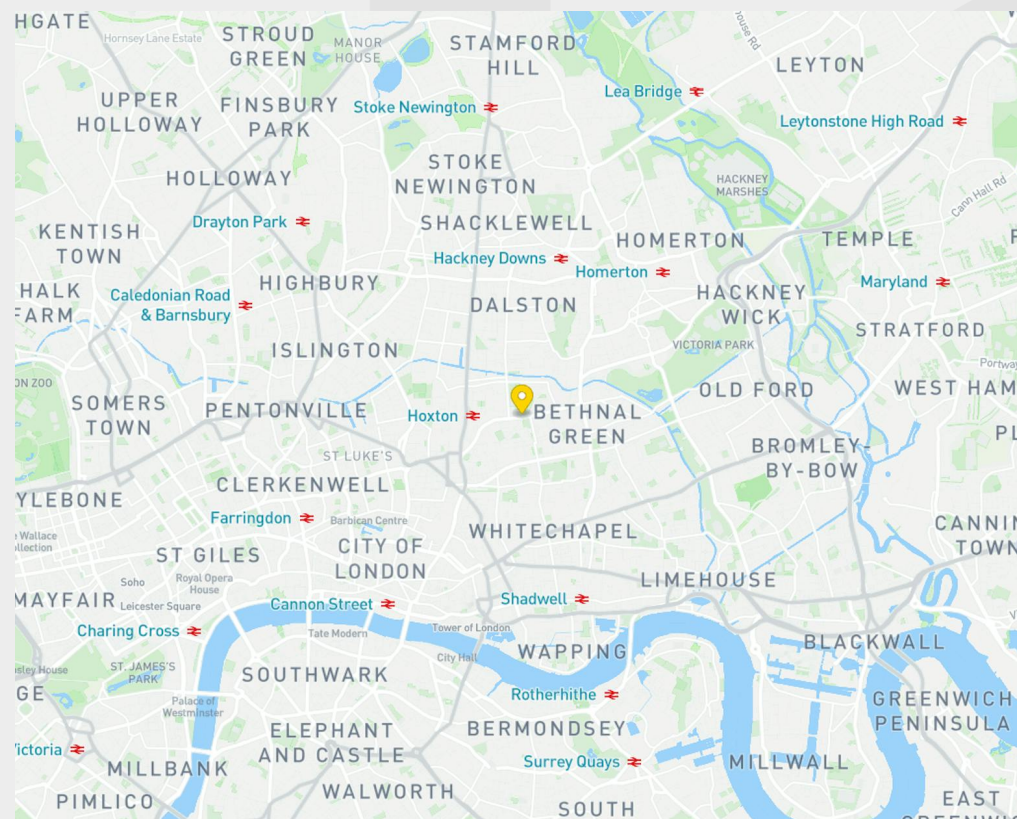


## Description

A unique commercial space set within a spectacular modern conversion of a listed Neo Gothic church offering extraordinary height and drama. The restoration has been done with great care and the original features create a spectacular dramatic effect with a unique character and historical depth. The open plan ground and first floor spaces are suitable for offices, gallery, museum, media studios, photography/video film space, fashion and more. Entry to property via private driveway, automatic gates into a large car park, all adjacent to Haggerston Park.

## Location

The property is directly adjacent to Haggerston Park at its Hackney Road entrance. Transport, whether by foot, bike, bus, overground and underground trains or cars is excellent. The car park provides level loading for deliveries and collections, individual parking spaces can be provided for an additional fee.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	3,412	317	£39.50	On Application	On Application	Available
1st	2,093	194.5	£39.50	On Application	On Application	Available
<b>Total</b>	<b>5,505</b>	<b>511.44</b>	<b>£39.50</b>			

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

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