



## Ground Floor

201-203 Hackney Road, Shoreditch, London, E2 8JL

**Open Plan Basement 3,390  
sq. ft. For Sale/To Let in  
Hackney, E2.**

**2,514 sq ft**  
(233.56 sq m)

- Self-Contained
- Prime Location
- Ideal for Gym, Restaurant, Wine Cellar or Theater
- 5 mins walk from Shoreditch High Street
- Over 3m Ceiling Height
- Available now
- Shell & Core Condition
- Virtual Freehold

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## Summary

<b>Available Size</b>	2,514 sq ft
<b>Rent</b>	£75,000.00 per annum
<b>Price</b>	£1,250,000.00
<b>Business Rates</b>	Not Yet Assessed
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises of the following

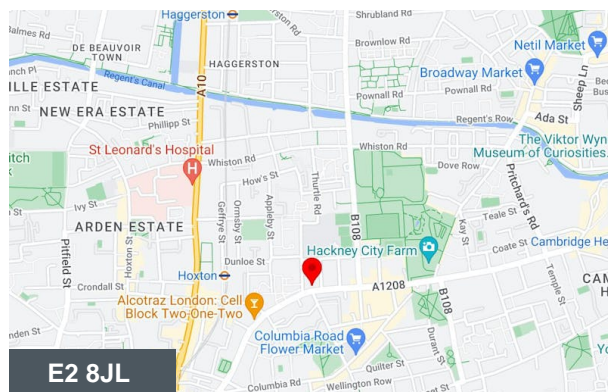
Name	sq ft	sq m	Rent	Price	Availability
Unit - Basement	2,514	233.56	£75,000 /annum	£1,250,000	Available
<b>Total</b>	<b>2,514</b>	<b>233.56</b>			

## Description

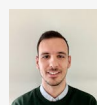
This spacious commercial premises is in a prominent location on Hackney Road. The building has recently been redeveloped as Stonemakers Yard, comprising this extensive 2,514 sq ft basement commercial space. The unit has a ceiling height of over 3 meters and, its open-plan layout could suit a variety of uses including retail or office. With provisions for the installation of a full extraction and air conditioning system, it is also an excellent space for a restaurant, cafe, bar or gym.

## Location

Located just a stone's throw from Columbia Road, this unit is on the edge of the City Fringe, with excellent access on foot, by bike or public transport to both the vibrant local neighborhood and central London. Surrounded by a plethora of independent shops, bars and restaurants as well as the eclectic markets of East London, this commercial space is in the midst of a busy business district.



## Viewing & Further Information



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