



Ground & Basement

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

Open Plan Ground & Basement 5,904 sq. ft. For Sale/To Let in Hackney, E2.

5,904 sq ft
(548.50 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

Available Size	5,904 sq ft
Rent	£135,000 per annum
Price	£2,000,000
Business Rates	Not Yet Assessed
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises of the following

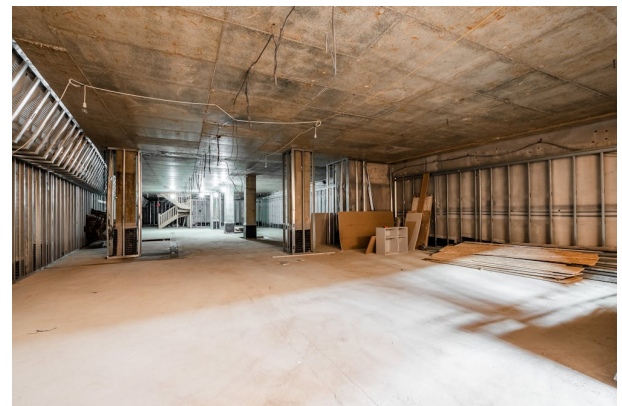
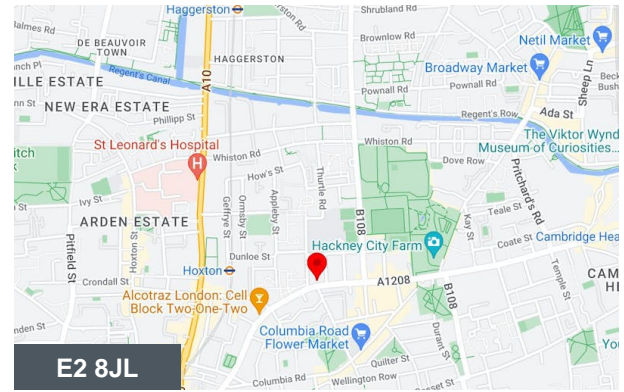
Name	sq ft	sq m	Rent	Price	Availability
Unit - Basement	5,904	548.50	£135,000 /annum	£2,000,000	Available
Total	5,904	548.50			

Description

Situated prominently on Hackney Road, this expansive commercial property, now known as Stonemakers Yard following recent redevelopment, offers a generous 5,904 sq ft of basement space. Boasting ceilings exceeding 3 meters in height, its open-plan design lends itself well to a multitude of purposes, whether retail or office. Additionally, the provision for a complete extraction and air conditioning system makes it an ideal venue for a restaurant, café, bar, or gym.

Location

Nestled near Columbia Road, this unit sits at the cusp of the City Fringe, offering superb accessibility by foot, bike, or public transit to both the lively local community and central London. Enveloped by an array of independent establishments, from shops to eateries, and set amidst the vibrant markets of East London, this commercial space thrives within a bustling business hub.



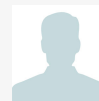
Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

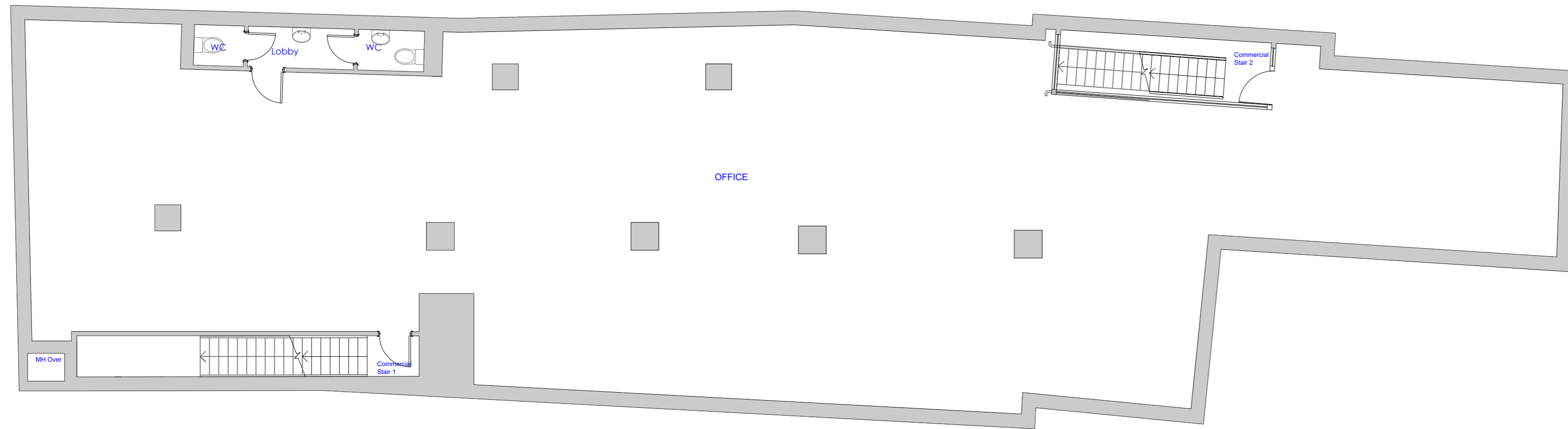
george@fyfemcdade.com



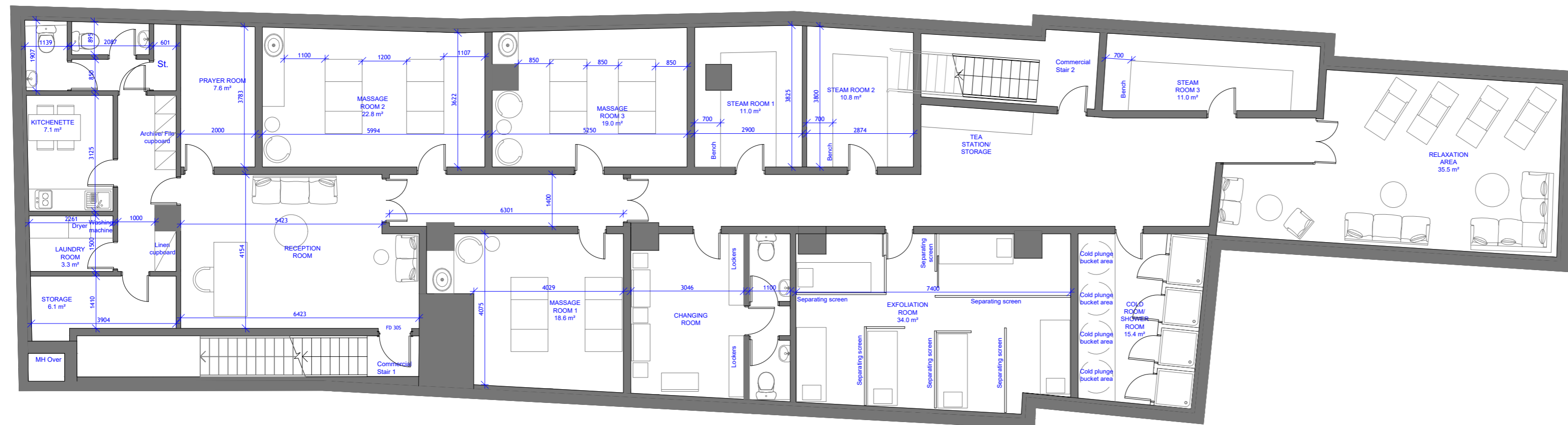
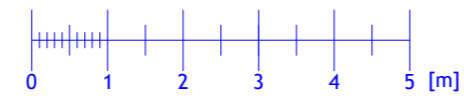
Quba Medford

07912883110

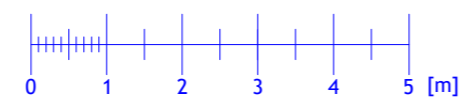
quba@fyfemcdade.com



**EXISTING
FLOOR PLAN**
SCALE 1:100



**PROPOSED
BASEMENT FLOOR PLAN**
SCALE 1:100



NOTES:

All dimensions are to be checked and verified on site prior to construction.

STATUS

Planning

DRAWING TITLE

Existing and proposed floor plans

SITE ADDRESS

201-203 Hackney Road, London, E2 8JL

SCALE

1:100 at A2

DRAWN BY

AB

DATE







March 2024

CHECKED BY





DD

DRAWING NO. 2013HR - 101






LEGEND STRUCTURE

-  EXISTING WALLS TO BE RETAINED
-  INSULATE EXISTING RETAINING WALL WITH TANKING BY INSTALLING 50x100mm METAL STUDS WITH 100mm CELOTEX G4000 BETWEEN STUDS OR SIMILAR P.I.R. INSULATION TO ACHIEVE U-VALUE-0.18W/m²K. INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, VAPOUR CONTROL LAYER AND FINISHED WITH 11 mm GYPROC THISTLE HARDWALL PLASTER WITH 2 mm GYPROC THISTLE MULTI-FINISH. ALL THE MATERIAL, EMBEDMENT, LENGTH, DENSITY, POSITIONING AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 1243. WALL TO ACHIEVE A U VALUE OF 0.18 W/M²K
-  SEPARATING WALL COMPRISING OF 2 LAYERS OF 50 mm LIBRA SYSTEMS 'C' STUDS @ 600 mm CENTRES WITH 50MM ISOVER ACOUSTIC PARTITION ROLL (APR 1200) BETWEEN STUD FRAMES FINISHED WITH 2no. 12.5 mm SINIAT ACOUSTIC BOARDS WITH 2 mm GYPROC THISTLE MULTI-FINISH AT EACH SIDE.
-  IN HUMID AREAS (WCS, SHOWER ROOMS, STEAM ROOM AND IN KITCHEN WALLS WITH SINK) PLASTERBOARD TO BE HUMID RESISTANT. ALL STUDWORK TO ACHIEVE RW-43 dB AND 60 MIN FIRE RATING. ALL PARTITIONS TO BE TAKEN TO UNDERSIDE OF SLAB/ROOF PACKED WITH FIREPROOFED COMPRESSIBLE MATERIAL.
-  72 mm LIBRA SYSTEMS 'C' STUDS @ 600 mm CENTRES WITH 12.5 mm 'BRITISH GYPSUM' PLASTERBOARD FINISHED WITH 2 mm GYPROC THISTLE MULTI-FINISH EACH SIDE.
-  IN HUMID AREAS (WCS, SHOWER ROOMS, STEAM ROOM AND IN KITCHEN WALLS WITH SINK) PLASTERBOARD TO BE HUMID RESISTANT. 50 mm ISOWOOL APR1200 IN THE CAVITY. PARTITIONS TO BE 30 min FIRE RESISTANT. ALL STUDWORK TO ACHIEVE (RW-43 dB). ALL PARTITIONS TO BE TAKEN TO UNDERSIDE OF SLAB/ROOF PACKED WITH FIREPROOFED COMPRESSIBLE MATERIAL.







LEGEND VENTILATION

-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT WITH KITCHEN VENTILATION TO BE DUCTED TO M&E SPECIFICATIONS.
-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT WITH TOILET AND SHOWER ROOM VENTILATION TO BE DUCTED TO M&E SPECIFICATIONS.
-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT WITH HUMID SPACE VENTILATION TO BE DUCTED TO M&E SPECIFICATIONS.
-  MECHANICAL VENTILATION SYSTEM THROUGHOUT THE UNIT TO BE DUCTED TO M&E SPECIFICATIONS.













LEGEND DRAINAGE

-  MH FOUL WATER MANHOLE
-  NEW FOUL WATER / RAINWATER DRAIN
-  SVP SOIL VENT PIPE
-  NEW SANITARY DRAINAGE FROM APPLIANCES
-  RWP RAIN WATER PIPE

LEGEND FIRE SAFETY

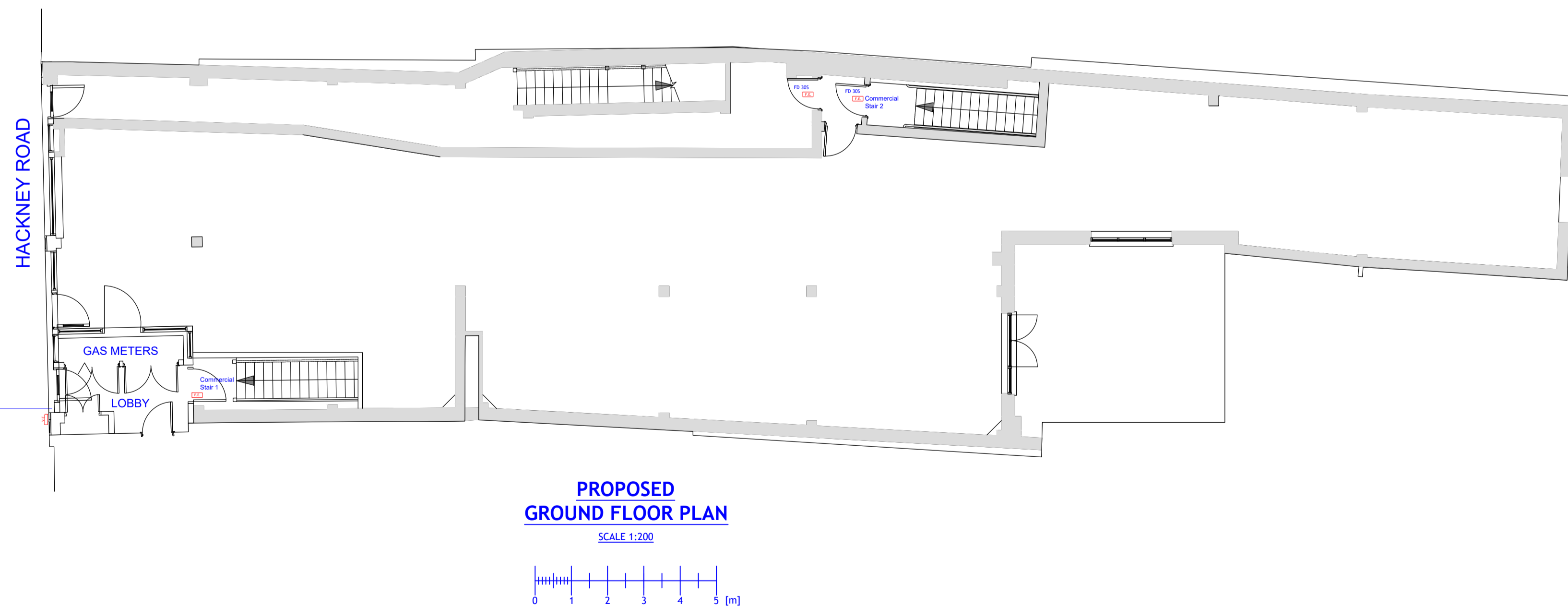
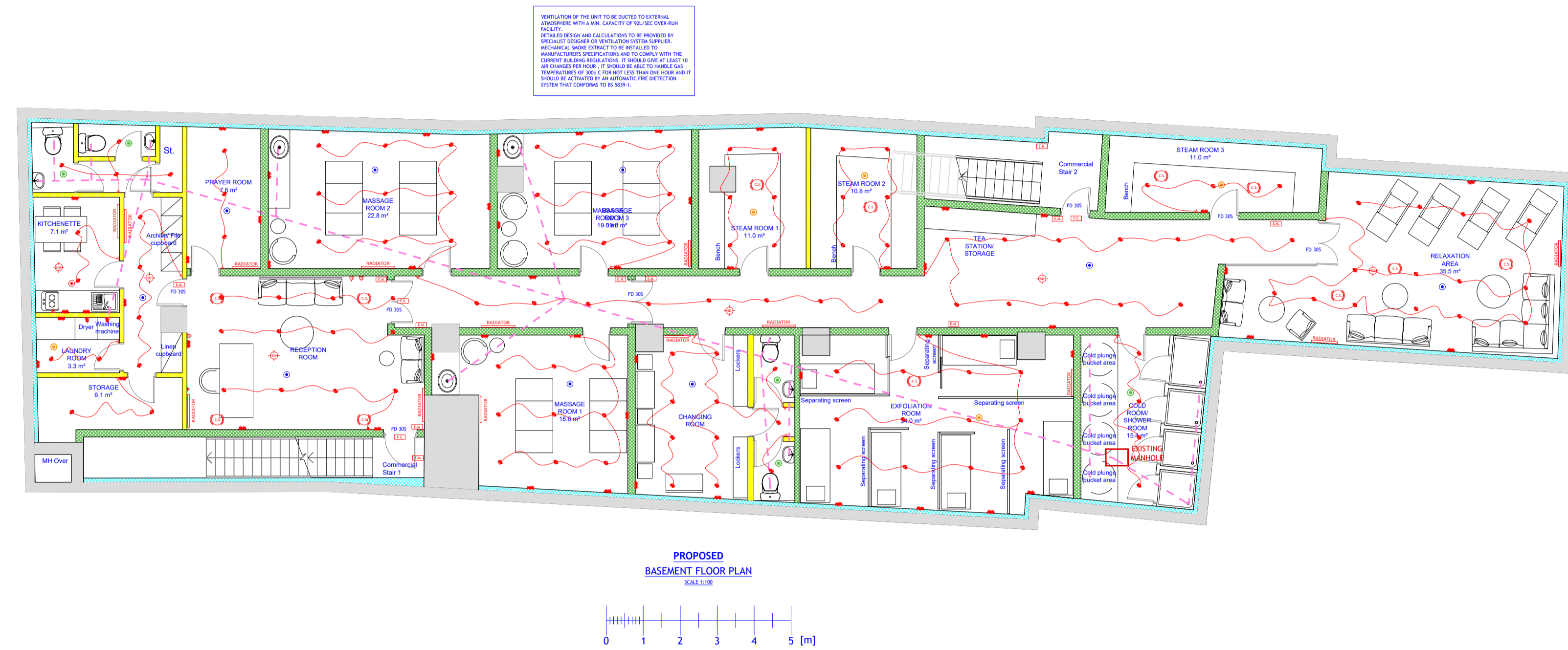
-  FIRE DOOR 20 MINUTES
-  30MIN FIRE DOOR (COLD SMOKE SEAL, INTUMESCENT STRIP & OVERHEAD COMPLIANT SELF-CLOSER)
-  SMOKE DETECTOR
-  HEAT DETECTOR
-  FIRE EXIT SIGN
-  EMERGENCY LIGHTING

LEGEND ELECTRICS

-  DOUBLE SOCKET OUTLET
-  30 AMP COOKER CONTROL UNIT
-  FUSED SPUR SOCKET
-  ONE WAY DIMABLE LIGHT SWITCH
-  TWO WAY DIMABLE LIGHT SWITCH
-  LED SPOT LIGHT
-  EMERGENCY LIGHT
-  TELEPHONE POINT
-  TV POINT
-  ELECTRICAL RADIATOR
-  VIDEO ENTRY INTERCOM MONITOR
-  CEILING SPEAKERS

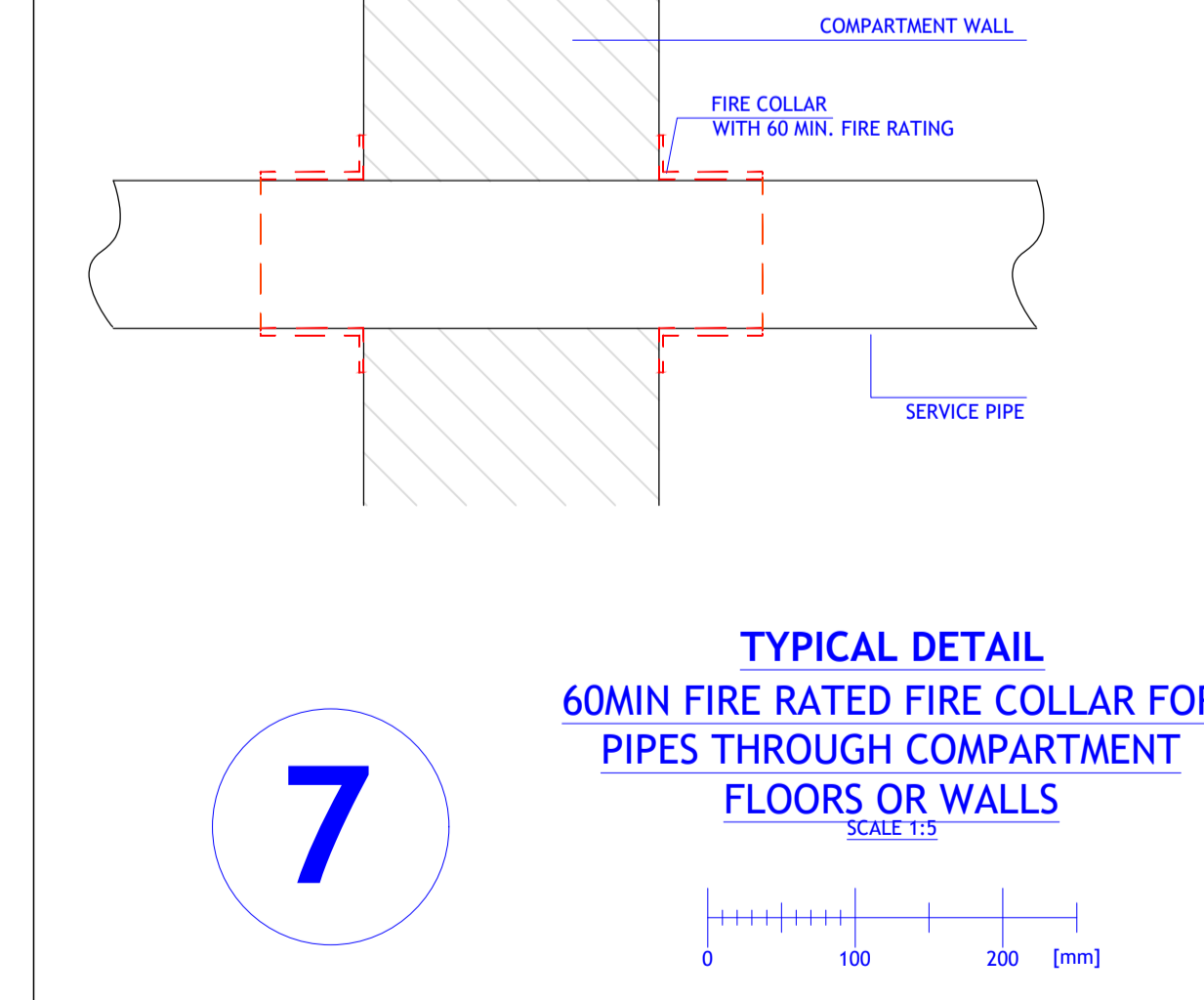
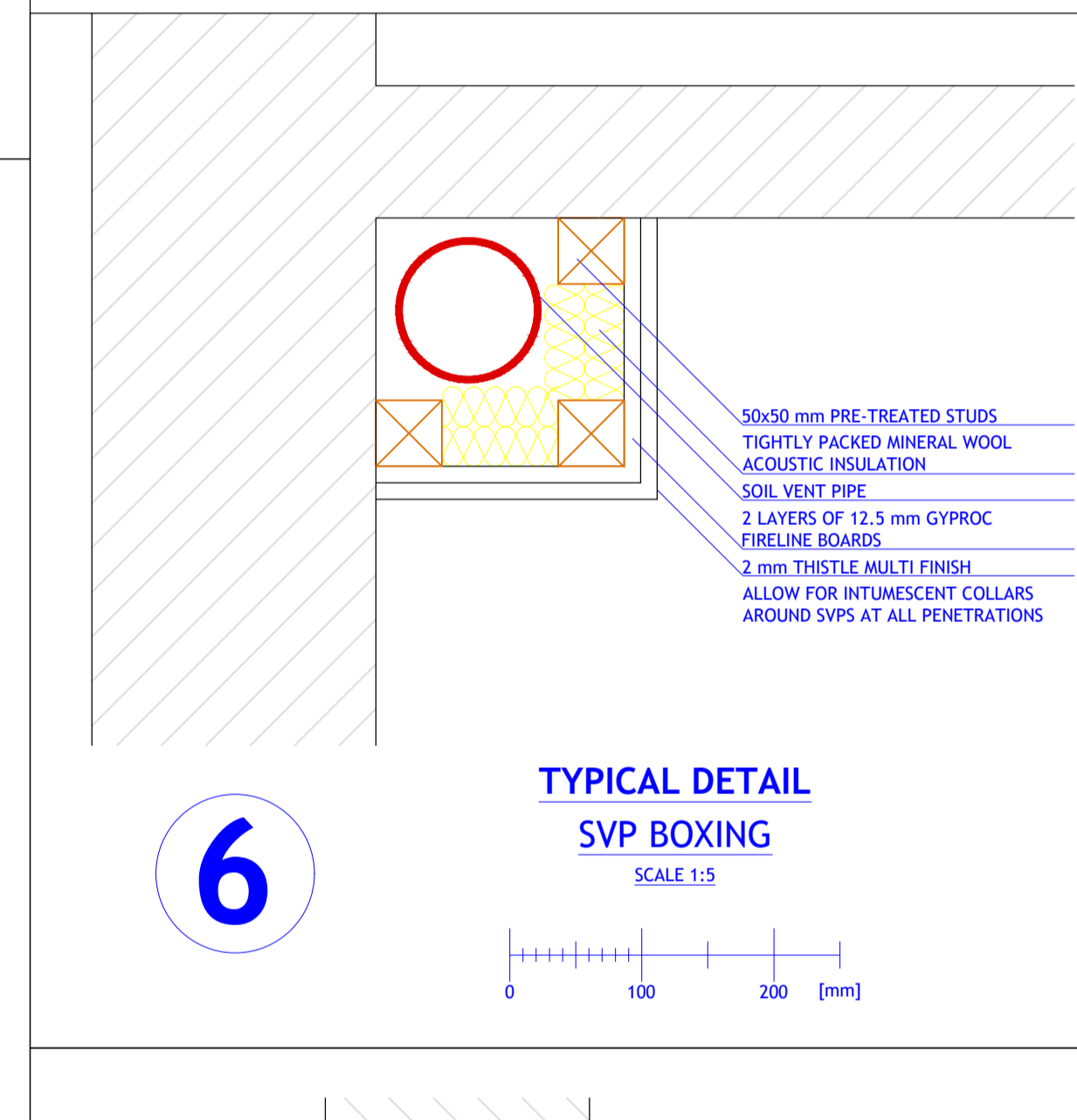
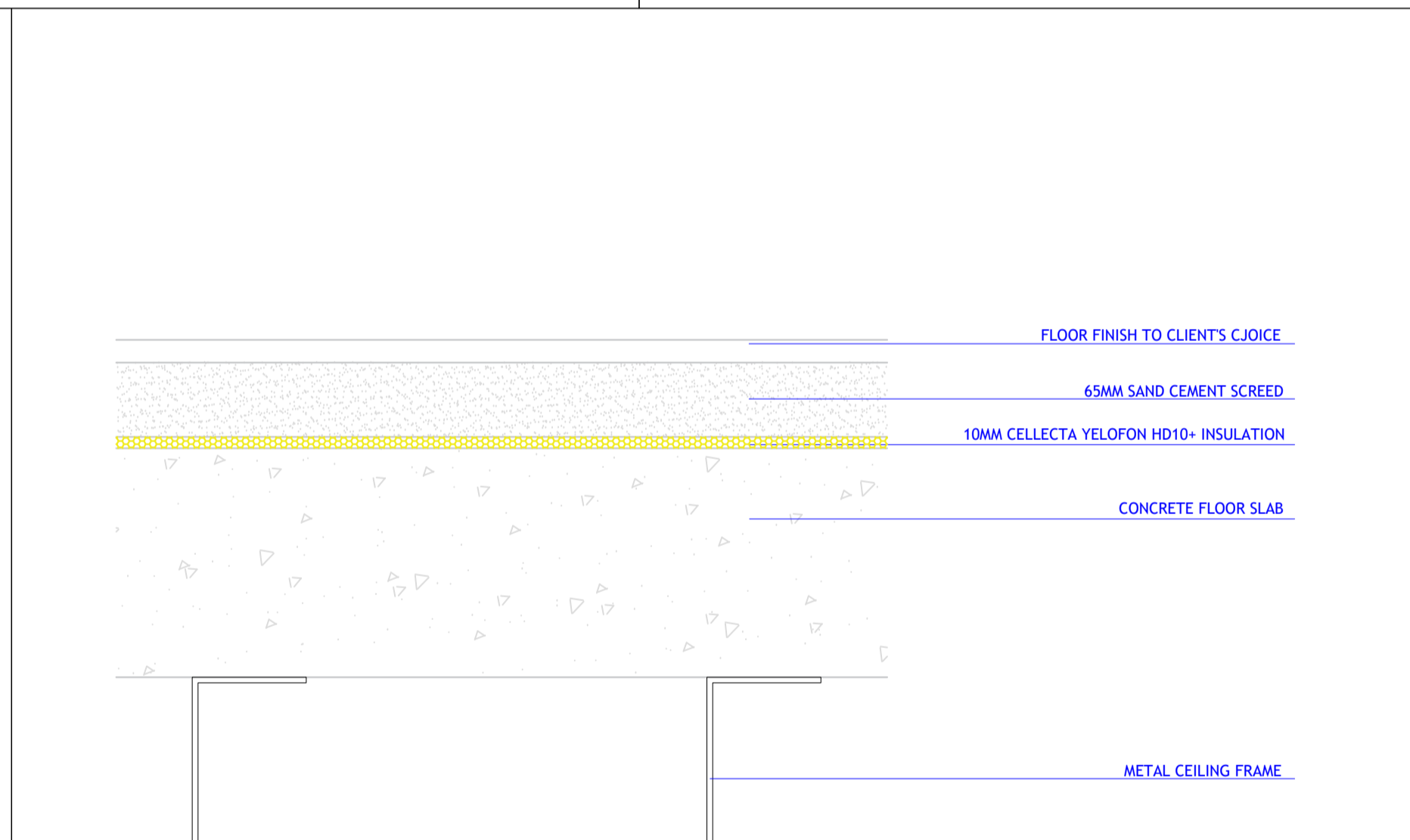
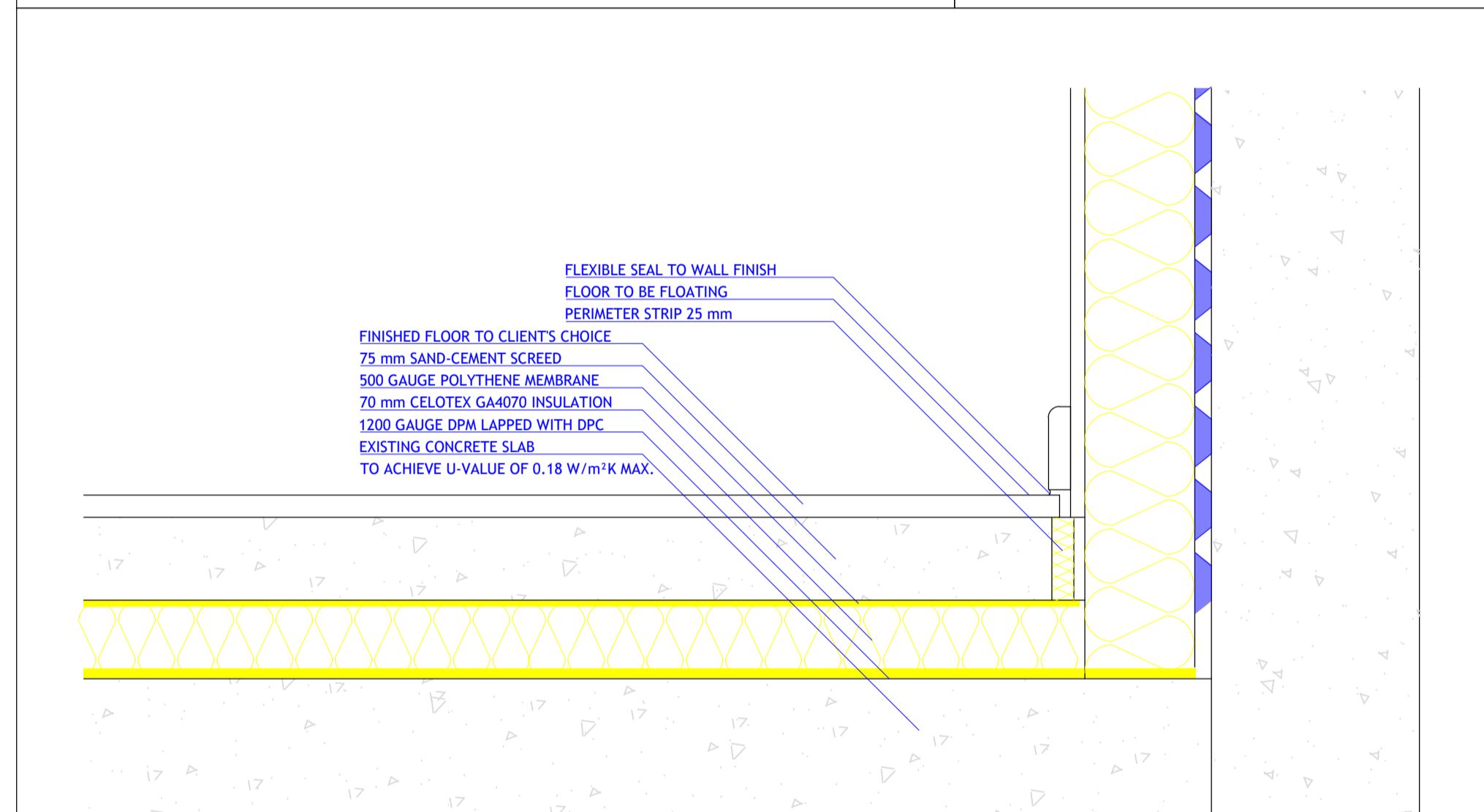
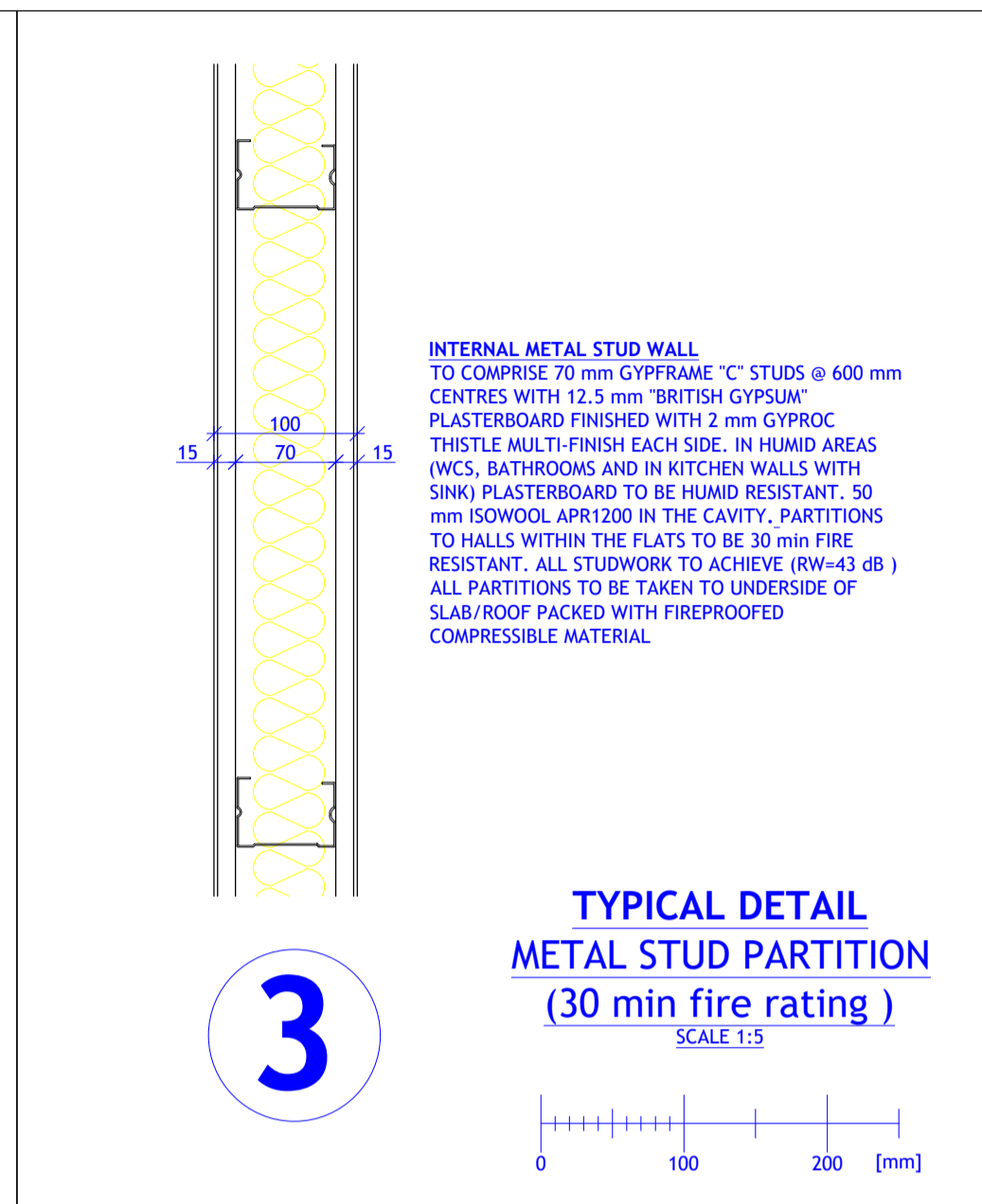
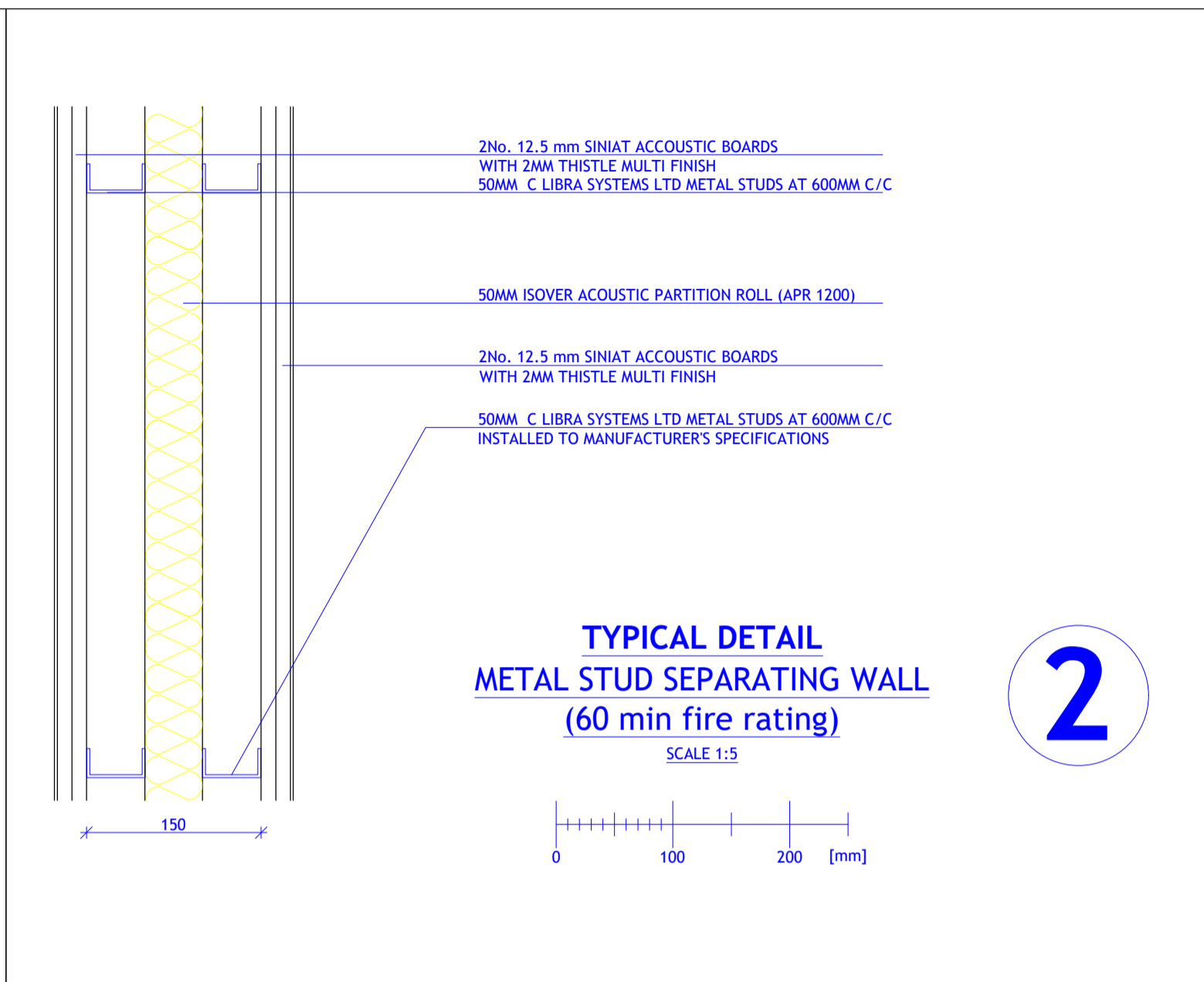
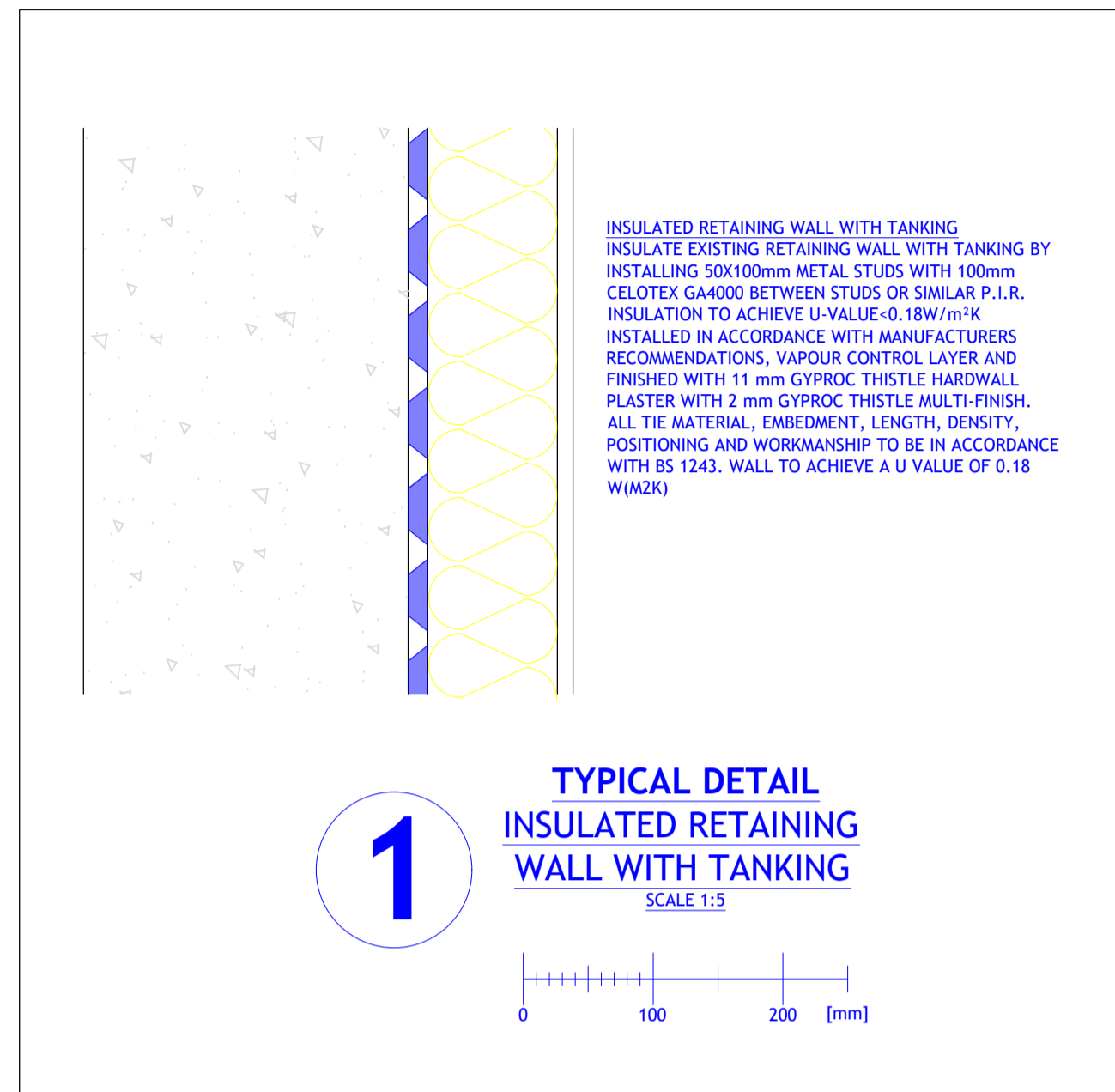
NOTES :

- I - ALL WIRING & ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671: 2001 - CHAPTER 13. THE IEE 17TH EDITION WIRING GUIDANCE & THE PART P OF THE BUILDING REGULATIONS BY A PERSON WHO IS A MEMBER OF THE COMPETENT PERSONS SCHEME AUTHORISED BY THE SECRETARY OF STATE.
- II - SMOKE DETECTORS & ALARM SYSTEM TO BE IN CIRCULATION AREAS. THESE SHOULD BE WIRED TO AN INDEPENDENT CIRCUIT, INTERLINKED & HAVE A BATTERY BACK-UP. CONTRACTOR TO PROVIDE INSTALLATION & COMMISSIONING CERTIFICATE ON COMPLETION.
- III - THIS DRAWING ILLUSTRATES APPROXIMATE POSITION OF ALL FITTINGS AND THE FINAL SETTING OUT TO BE AGREED ON SITE WITH CLIENT.
- IV - SWITCH SOCKET OUTLETS (CLIENT TO CONFIRM & CONTRACTOR TO ALLOW FOR 5/5 FINISH) OR SIMILAR APPROVED INSTALLED IN FLUSH MOUNTED STEEL ACCESSORY BOXES COMPLETE WITH EARTHING TERMINAL.
- V - LIGHTING SWITCHES (CLIENT TO CONFIRM & CONTRACTOR TO ALLOW FOR 5/5 FINISH) OR SIMILAR APPROVED INSTALLED IN FLUSH MOUNTED STEEL ACCESSORY BOXES COMPLETE WITH EARTHING TERMINAL.
- VI - ALL LIGHT SWITCHES TO BE 1200MM FROM THE FINISHED FLOOR LEVEL (FFL) UNLESS OTHERWISE STATED ON THE DRAWING.
- VII - ALL SOCKETS TO BE 450MM FROM THE FINISHED FLOOR LEVEL (FFL) UNLESS OTHERWISE STATED ON THE DRAWING.
- VIII - LIGHTING DESIGN IS INDICATIVE ONLY. ELECTRICAL ENGINEER TO FINALISE & CONFIRM LUX LEVELS
- IX - ALL LIGHT FITTINGS TO BE CONFIRMED BY CLIENT
- X - 75% OF ALL NEW LIGHT FITTINGS SHOULD BE LOW ENERGY LIGHT FITTINGS. THESE SHOULD HAVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.



- DIMENSIONS AND LEVELS BASED ON SITE SURVEY PROVIDED BY THE FREEHOLDER. ALL DIMENSIONS TO BE CHECKED ON SITE.
- NEW UNIT TO BE EQUIPPED WITH PROVISIONS TO ALLOW FOR HIGH SPEED READY IN-BUILDING PHYSICAL INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATION NETWORKS.
- ALL BATH HOT WATER TAPS TO BE RESTRICTED TO 48° C.
- DRAINAGE TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT.
- STRUCTURE TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION.
- FIRE SAFETY DESIGN TO FIRE ENGINEER'S SPECIFICATION.
- SEPARATING WALL AND FLOOR BUILD-UP TO COMPLY WITH CURRENT ACOUSTIC INSULATION STANDARDS AND TO BE CONFIRMED BY ACOUSTIC CONSULTANT.

REVISION		
Rev	Notes	Date
<p>NOTES:</p> <ul style="list-style-type: none"> - All dimensions are to be checked and verified on site prior to construction. - Drawings to be approved by Building Control before commencement of construction works. - Service undertakers to be notified and existing conditions to be checked before development commences. - Drawings to be read in conjunction with appropriate structural engineer/ specialist drawings. - Structure to structural engineer's design and specification. - All works to be carried out in accordance with health and safety regulations. - Amendments noted in purple. 		
<p>STATUS Building Regulations</p>		
<p>DRAWING TITLE Proposed ground and basement floor plans</p>		
<p>PROJECT ADDRESS 201-203 Hackney Road, London, E2 8JL</p>		
<p>SCALE 1:50 at A1</p>	<p>DRAWN BY AB</p>	
<p>DATE March 2024</p>	<p>CHECKED BY DD</p>	
<p>DRAWING NO. 2013HR - BR - 01</p>		



UPGRADE EXISTING SOLID CONCRETE GROUND FLOOR

UPGRADE EXISTING CONCRETE SLAB USING 2000 GAUGE POLYTHENE WITH 300 mm LAPS AND TUCKED TO LAP WITH DPC, 70 mm CELOTEX GA4070 OR EQUAL AND APPROVED INSULATION AND MIN 20 mm PERIMETER INSULATION, 75mm SCREED TO BE SAND CEMENT LAID TO FINISHED THICKNESS OF 75 mm REINFORCED WITH WIRE MESH TO BS 4483 TROWELLED SMOOTH FINISH TO RECEIVE FLOOR FINISH. ALL CEMENT TO BE SULPHATE RESISTANT. FINISHED FLOOR TO CLIENT'S CHOICE. FLOOR TO ACHIEVE U-VALUE OF 0.18 W/m²K MAX

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STATUS
Building Regulations

DRAWING TITLE
Typical details

PROJECT ADDRESS
201-203 Hackney Road, London, E2 8JL

SCALE 1:5 at A1	DRAWN BY AB
DATE March 2024	CHECKED BY DD
DRAWING NO. 2013HR - BR - 02	

