



## Ground Floor

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

**Open Plan Ground Floor**  
**2,514 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

# Ground Floor, 201-203 Hackney Road, Shoreditch, London, E2 8JL

## Summary

<b>Available Size</b>	2,514 sq ft
<b>Rent</b>	£75,000 per annum
<b>Price</b>	£1,250,000
<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 - Ground	2,514	233.56	£75,000 /annum	£1,250,000	Available
<b>Total</b>	<b>2,514</b>	<b>233.56</b>			

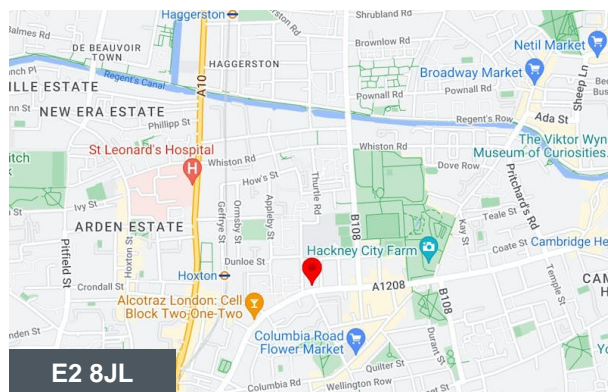
## Description

Situated prominently on Hackney Road, this expansive commercial property, now known as Stonemakers Yard following recent redevelopment, offers a generous 2,514 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



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