



STRETTONS

EST 1931

Unit 9, Rosewood Building, Shoreditch Exchange, Hackney Road, Shoreditch, London, E2 8HU

TO LET

Class E Retail / Leisure / Healthcare / Office

2,066 sq ft / 191.9 sq m

£55,000 per annum

Prominently located E-Class Retail/Showroom premises fronting Hackney Road in the Shoreditch Exchange scheme



- Whitebox condition
- Prominent Hackney Road frontage
- Three-phase power
- 4.2m ceiling heights
- Polished concrete flooring
- LED track lighting

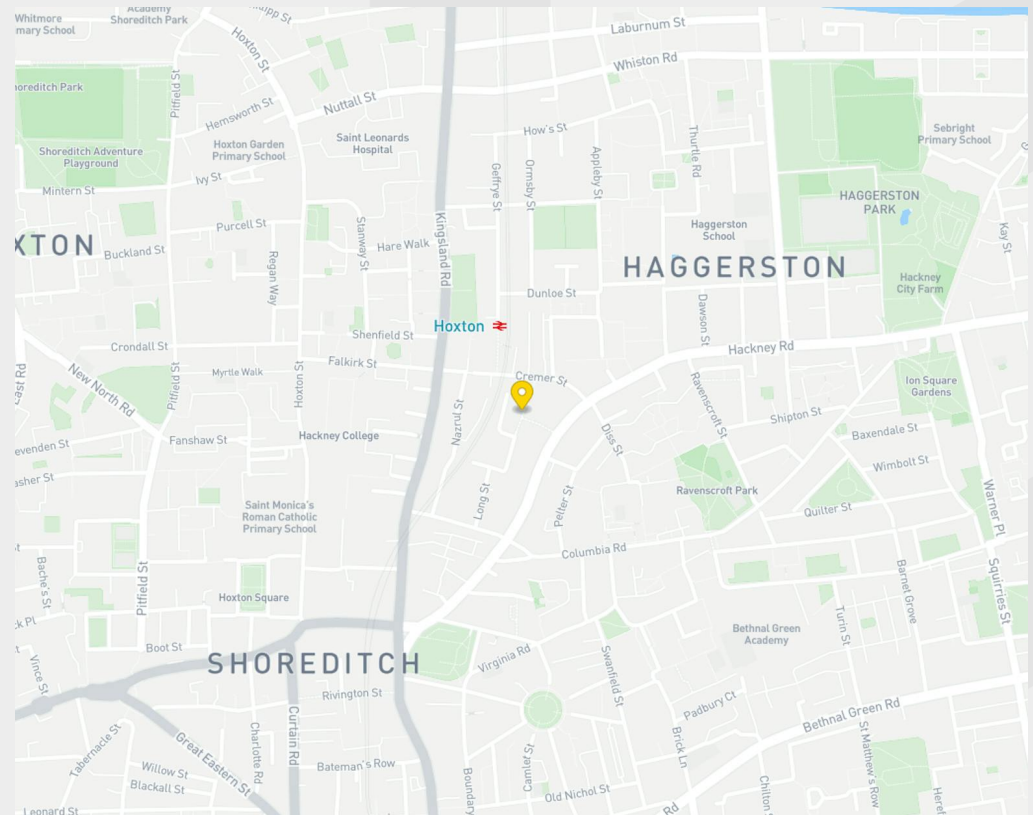
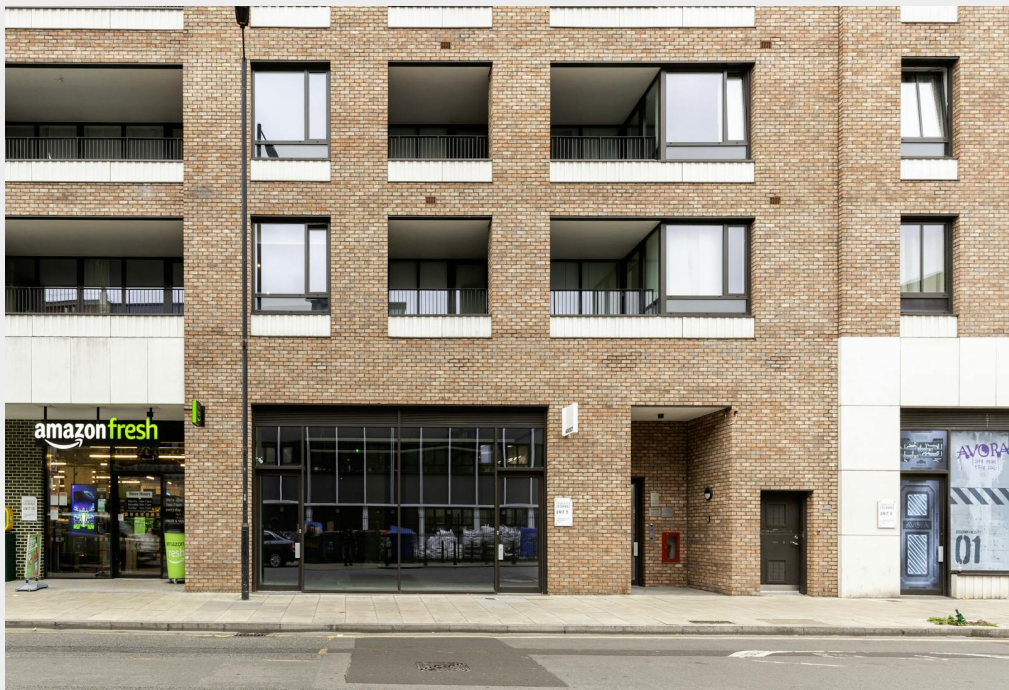


Description

E-Class commercial unit on the Hackney Road frontage of the Rosewood Building within the Shoreditch Exchange development, one of the largest regeneration schemes in Hackney, comprising 190 residential flats, over 100k sq. ft of office workspace, and a host of retailers including PureGym, Amazon Fresh, Alcotraz, and a number of independent retailers and F&B operators. Offering a blank canvas with large front-facing windows and onsite amenities, the unit benefits from prominent frontage to Hackney Road, 4.2m ceiling heights, polished concrete flooring, white-box condition, dedicated three-phase power, WC, and LED track lighting.

Location

Hoxton Overground station lies adjacent to the scheme providing links to Shoreditch and Whitechapel to the south, and Dalston, Highbury and Stratford to the north and east. Old Street station is a 15 minute walk to the west. Shoreditch High Street and Liverpool Street stations lie a 10 and 15 minute walk respectively to the south.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,066	191.94	£26.62	On Application	£2.11	Available

Tenure

New Lease

EPC

B (32)

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

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