



**STIRLING  
ACKROYD**

**TO LET**

**273 Hackney Road,  
London, E2 8NA**

Boutique  
retail/showroom space



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





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## Description

This is an ideal opportunity to secure a bright and attractive retail/showroom space on Hackney Road.

The unit is open plan and with lots of natural light - ideal for a range of occupiers. The self-contained ground floor space has been decorated to a high standard and offers a total of 741 square feet, including rear stock room, kitchenette and toilet.

The new tenancy will be subject to a minimum 3 month rent deposit (potentially 6 months for a new business) and rent will be due quarterly in advance.

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## Location

The property is located on Hackney Road (A1208), close to the junction with Yorkton Street - with access to central/east and north London. Hoxton Station (London Overground) is within walking distance.

The shops, restaurants and bars of Brick Lane, Columbia Road Market, Hackney City Farm, Shoreditch and Hoxton are all also within walking distance .

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## Key points

- Open plan layout - 741 square feet
- Rental: £30,000 per annum
- New Lease - direct with the Landlord
- Central section of Hackney Road, close to Columbia Road/Hackney City Farm
- Ideal for a range of retail/showroom occupiers
- Kitchenette and WC facilities
- Rear stock room
- Decorated to a high standard









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## Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

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## Viewing & Further Information



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