



TO LET

**Ground Floor and
Basement Unit, 279
Hackney Road, London,
E2 8NA**

3,214 sq ft

Retail/showroom space



VIDEO TOUR

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Description

This is an ideal opportunity to secure a bright and attractive retail/showroom space on Hackney Road. The unit offers two open-plan floors over ground floor and basement - ideal for a range of retail/showroom occupiers.

The annual rent is £70,000 per annum exclusive. The new tenancy will be subject to a minimum three month rent deposit (potentially six months for a new business) and rent will be due quarterly in advance. The unit is ready for fit-out/occupation.

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.

Key points

- Ground floor 1,423 square feet + basement 1,781 square feet - total space 3,214 square feet
- New Lease - direct with the Landlord
- Rental £70,000 per annum exclusive
- Ideal for a range of retail/showroom occupiers
- Central section of Hackney Road, close to Columbia Road/Hackney City Farm
- Ready for fit out/occupation
- Close to junction with Yorkton Street, Hoxton Station is within walking distance
- Brick Lane and Shoreditch close by





Accommodation

Name	sq ft	sq m	Availability
Ground - retail/showroom	1,433	133.13	Available
Basement	1,781	165.46	Available

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£70,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	E (125)

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