

The Old Smokehouse, Unit E, 35 Monier Road, Hackney Wick, London, E3 2XF

FOR SALE

Leisure / Office / Retail

1,668 sq ft / 155 sq m

£650,000

CAT A Commercial Space In The Creative Heart Of Hackney Wick Available For Lease or Purchase



- Prominent ground floor with return frontage
- Excellent natural light
- Exposed concrete finishes
- Air conditioning
- High speed internet
- Suitable for a range of commercial uses
- 999 year long-leasehold sale

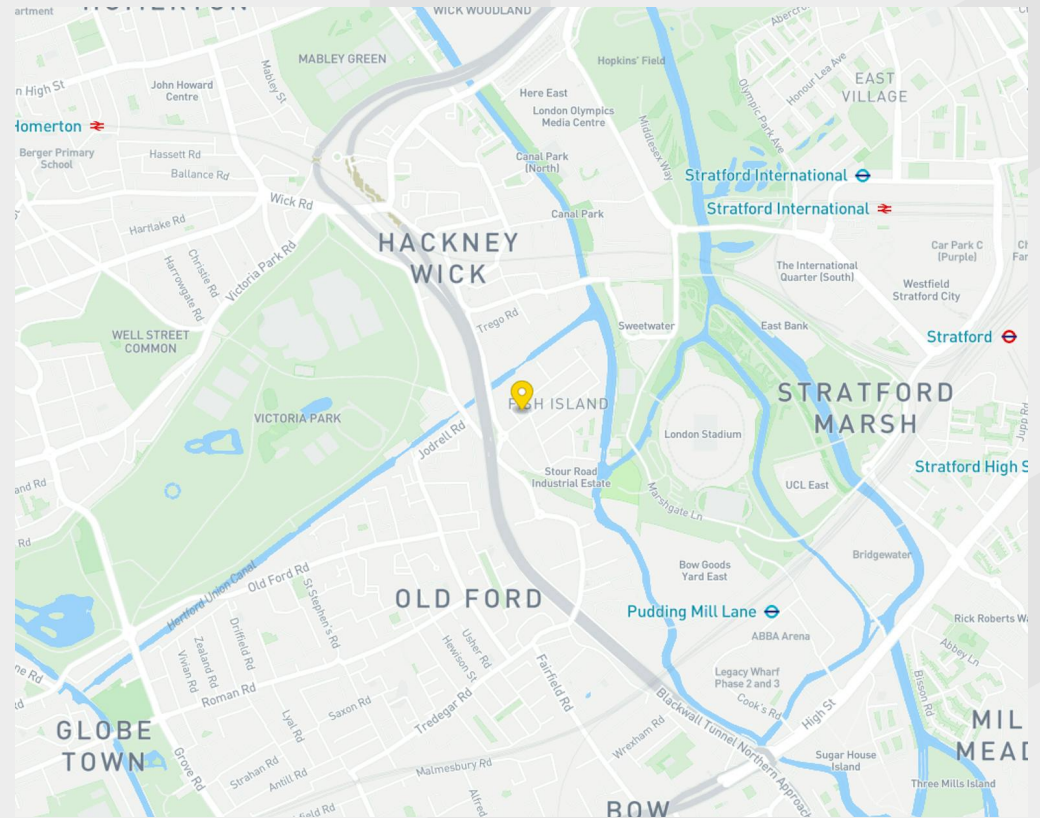
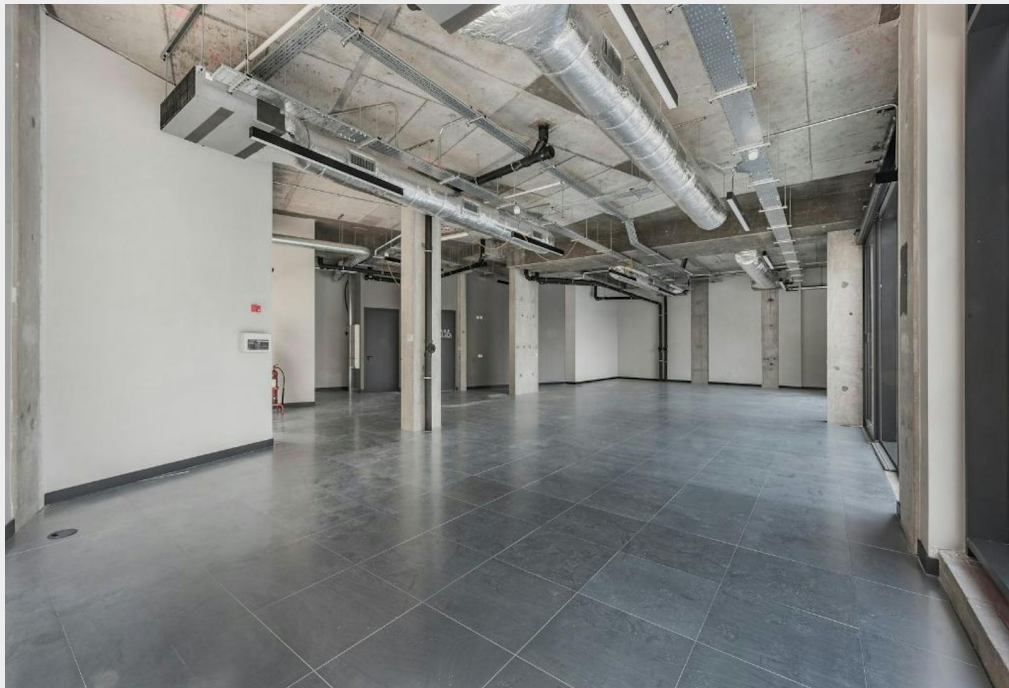


Description

Commercial space in the creative heart of Hackney Wick suitable for a range of potential uses including office, retail, fitness and leisure or education/ training (subject to planning). The interiors have exceptional natural light with floor to ceiling windows, contemporary suspended lighting, exposed concrete and raised floor finishes. Additionally, there is great high speed internet (Hyperoptic with 1GB upload/download) and electrical distribution via floor boxes.

Location

Located within close proximity to the widely popular Hackney Wick area. The property is within walking distance of Hackney Wick Station (overground) and the neighbouring Victoria and Queen Elizabeth parks. The area is experiencing tremendous growth and benefits from a high level of new occupiers with the unit being an excellent option for commercial occupiers.



Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground - Old Smoke House - Unit E	1,668	154.96	£650,000	£14	£1.60	Available

Tenure

Freehold

EPC

C

VAT

Applicable

Configuration

Fitted. CAT A

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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