



FOR SALE

**Unit 1 Peterley Business
Centre, 472 Hackney
Road, London, E2 9EQ**

1,324 sq ft

Long Leasehold
Commercial Unit



UNIT No3
729 7328
729 7534

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Regent's
View

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Description

This is an ideal opportunity for a commercial owner occupier/investor seeking a base in Hackney/East London. The unit is best suited office/retail/warehouse/storage/studio/light industrial uses.

The unit is divided over ground floor & first floor and forms part of the Peterleys Business Estate with frontage onto Hackney Road.

The unit is in very good condition offering open plan layout air conditioning, alarm and with rear loading facility/parking. Potential uses include retail, warehouse/storage, studio and office.

The property will be sold with the benefit of the original 999 year lease which commenced in October 1988

Service charge £150 per annum, Business Rates TBC

The sale is not subject VAT

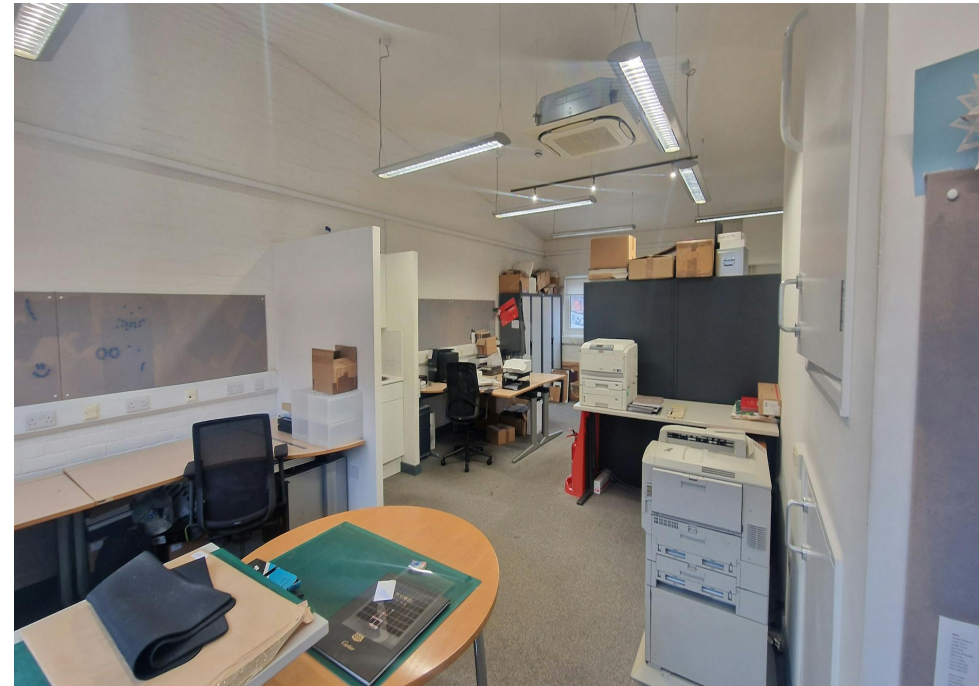
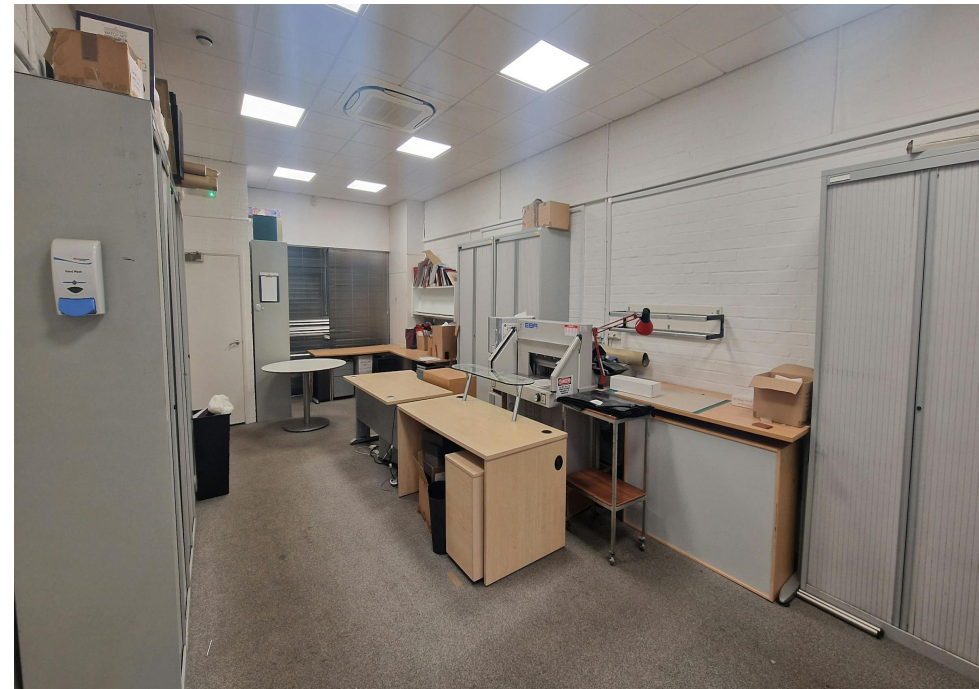
Location

The unit is within easy walking distance of Cambridge Heath National Rail Station - connects to Liverpool Street.

A number of bus routes also serve Hackney Road and the shops/bars/restaurants in Shoreditch, Hoxton & Bethnal Green are also easily accessible.

Key points

- Ideal office/retail/warehouse unit for an owner occupier/investor
- Commercial Unit divided over Ground floor and Basement
- Frontage on Hackney Road with rear loading/parking
- Sale of original 999 year lease (commenced October 1988) - £750,000
- Ready for occupation - Available Now
- End of terrace property - with frontage onto Hackney Road





Rents, Rates & Charges

Price	£750,000
Rates	On application
Service Charge	£150 per annum
VAT	Not applicable
EPC	B (46)

Viewing & Further Information



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