

# 6 WESTGATE STREET

HACKNEY, E8 3RN

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FOREST  
REAL ESTATE



**TO LET**

**587 SQ FT**

## Top Floor Office With Private Terrace

### Key Features

- Private Terrace
- Spot Lighting
- Video Entry System
- Exposed Brick Feature Walls
- Sash Windows
- On Site Showers With Underfloor Heating

**Unit 7, 6 Westgate Street**  
Hackney, E8 3RN





## Description

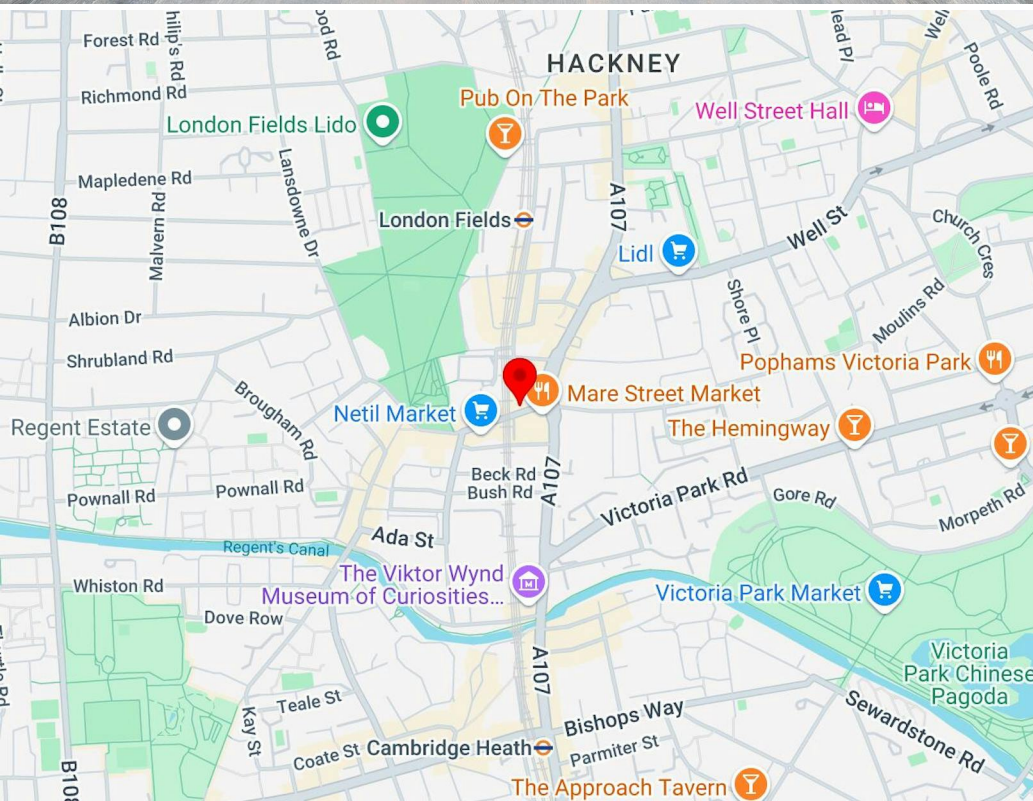
A stunning duplex office occupying the top two floors of an impressive Victorian building. Flooded with natural light from expansive dual-aspect windows.

Featuring solid wood floors, exposed brickwork, and air conditioning, kitchenette and private rear terrace.

## Location

Westgate Street sits in the heart of Hackney, a vibrant and sought-after area known for its creative energy and thriving business scene. Positioned between London Fields and Broadway Market, the street benefits from excellent transport links, including nearby London Fields Overground Station and numerous bus routes.

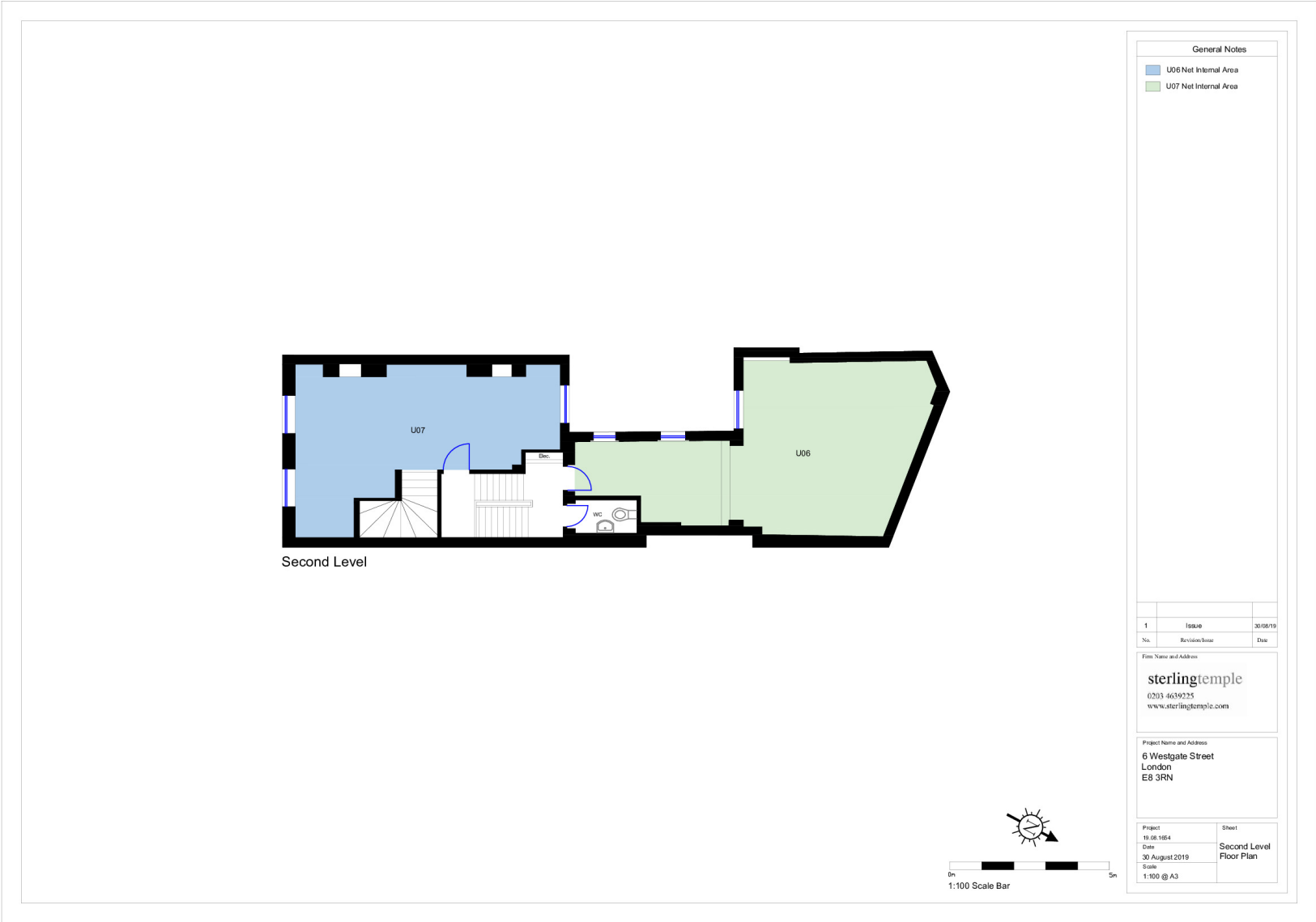
The area boasts a mix of independent cafes, trendy restaurants, and co-working spaces, making it an attractive location for businesses seeking a dynamic and inspiring environment. With green spaces like London Fields just moments away, Westgate Street offers the perfect balance of urban convenience and relaxed surroundings.











# Availability

Lease	New Lease
Rent	£25,000 per annum
Rates	The office are exempt from business rates. Applicants should make their own enquiries to The London Borough of Hackney.
Service Charge	£3,437.50 per annum inclusive of utilities and Wifi.
VAT	Not applicable
EPC	B (28)

# Contact

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