

6 WESTGATE STREET

HACKNEY, E8 3RN

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

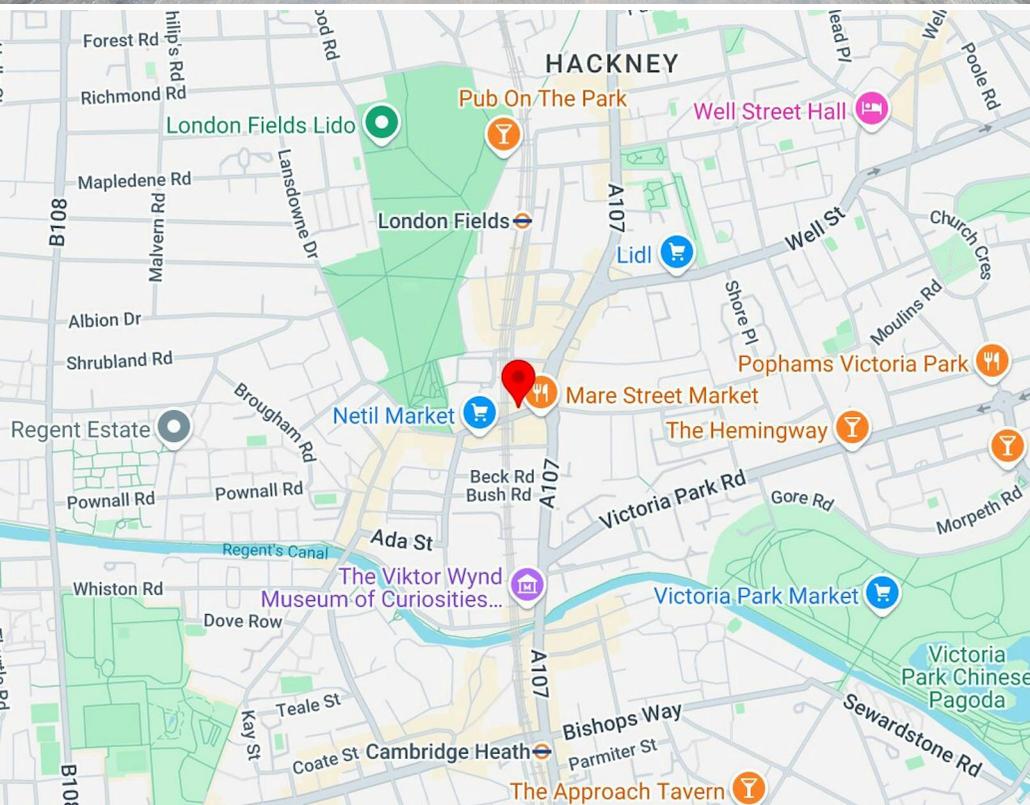
A stunning duplex office occupying the top two floors of an impressive Victorian building. Flooded with natural light from expansive dual-aspect windows.

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

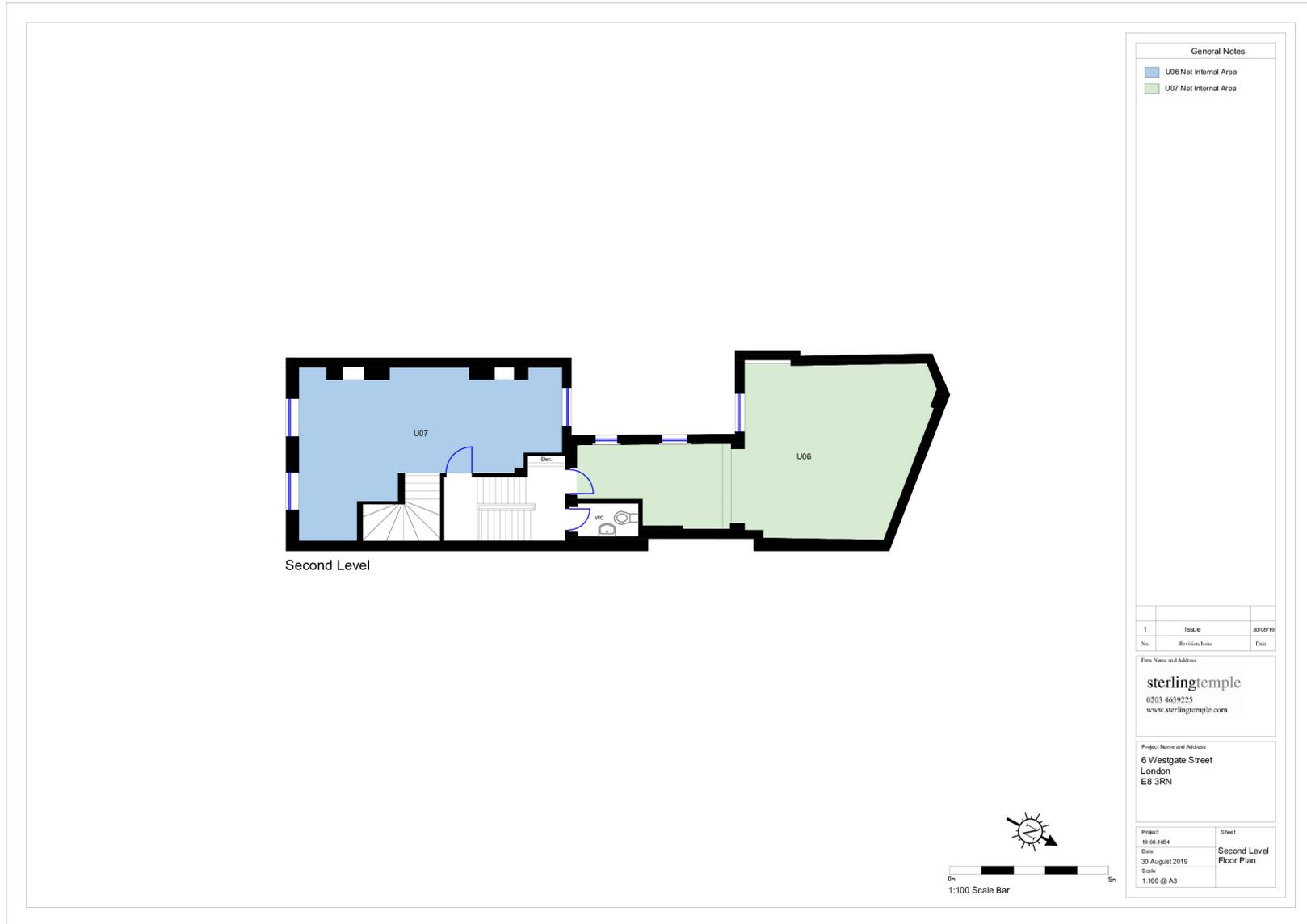
Location

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	£22,500 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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