



TO LET

**6A Scawfell Street,
London, E2 8NG**

1,900 sq ft

**1,900 sq ft Self
Contained Commercial
Unit For Rent**



VIDEO TOUR

stirlingackroyd.com

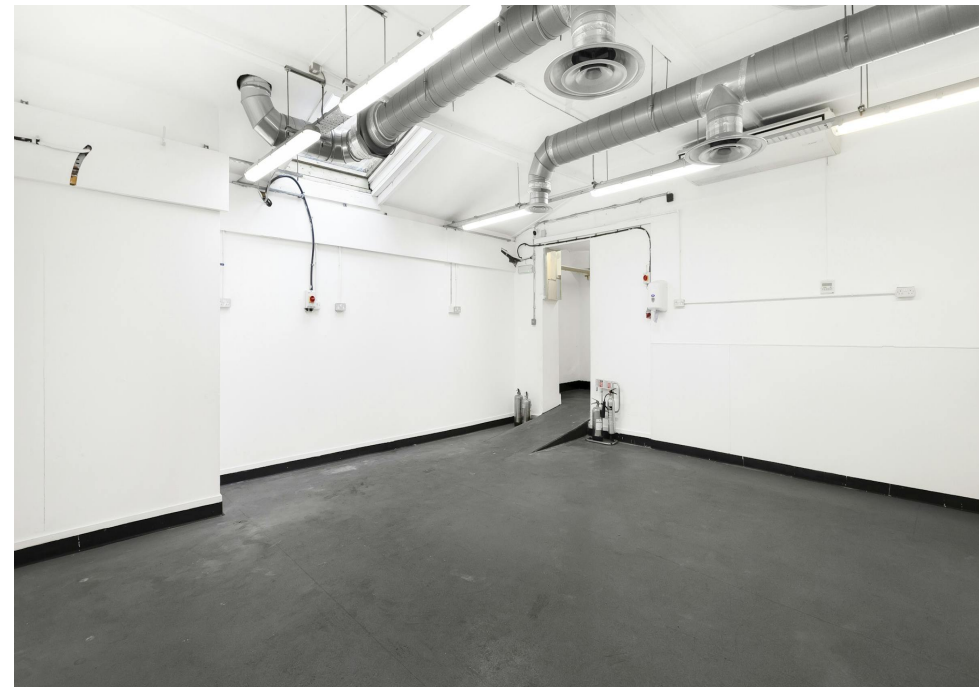


Description

Self-contained commercial space for rent in Shoreditch. This ground floor unit has been refurbished to a high standard offers direct street access with double door loading, plenty of room for storage, office and studio space. The unit benefits from professional grade refrigeration that were left by the previous occupier. The unit also benefits from extraction.

Key points

- Double door loading direct from Scawfell Street
- Painted concrete floors
- Previously occupied by commercial kitchen with professional grade refridgeration
- Crittal windows
- Skylights providing excellent natural light
- Would suit multiple uses from office, studio, workshop, dark kitchens and more



Location

The property is ideally located just off Hackney Road (A1208) - just east of the junction with Queensbridge Road. Columbia Road Flower market and the shops, restaurants & bars of Brick Lane, Shoreditch & Hoxton are all within walking distance.

Hoxton Station (London Overground) is within easy walking distance alongside multiple bus route into Shoreditch & The City.

Transport Links



Hoxton 0.2 Miles



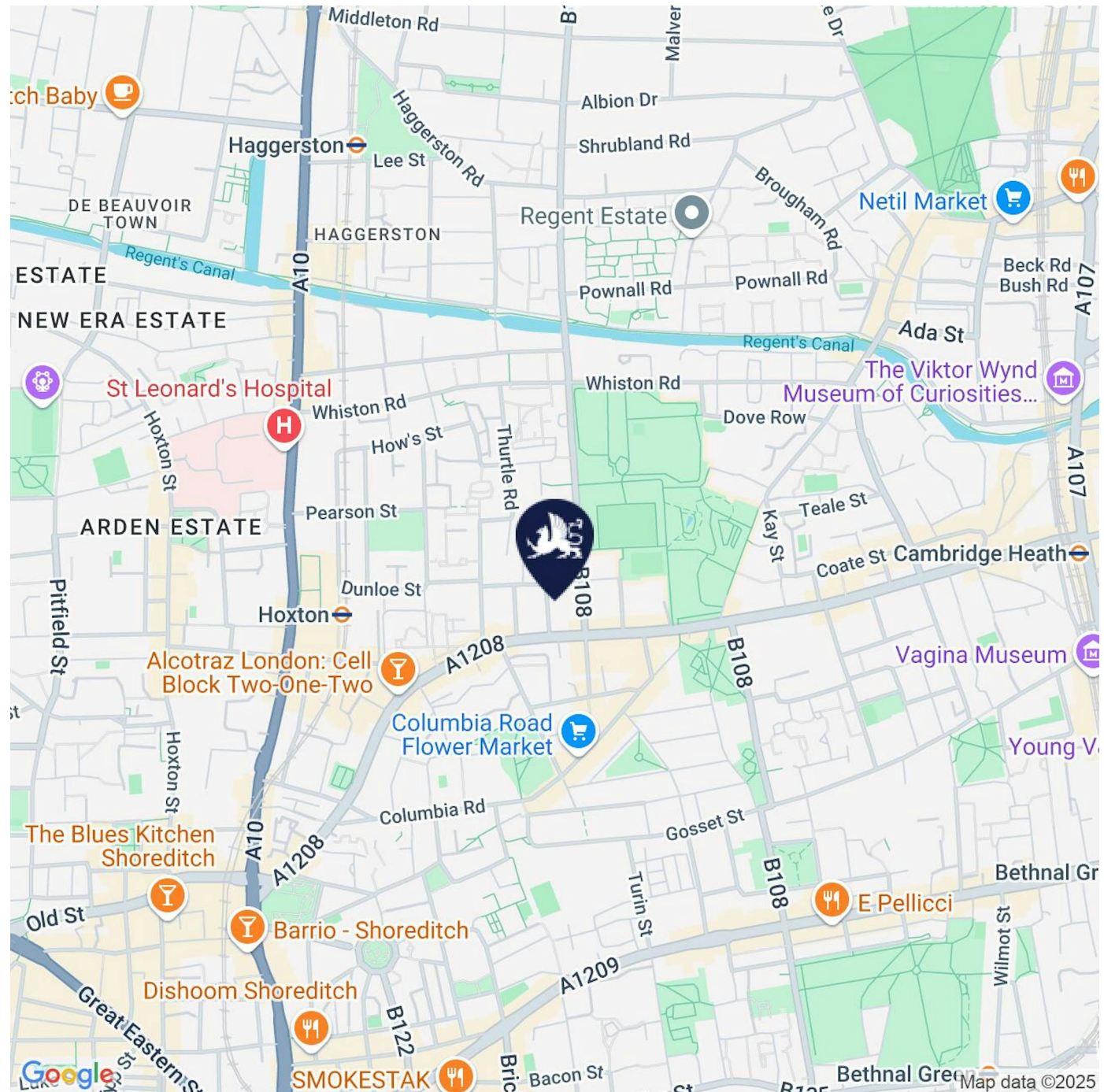
Haggerston 0.5 Miles

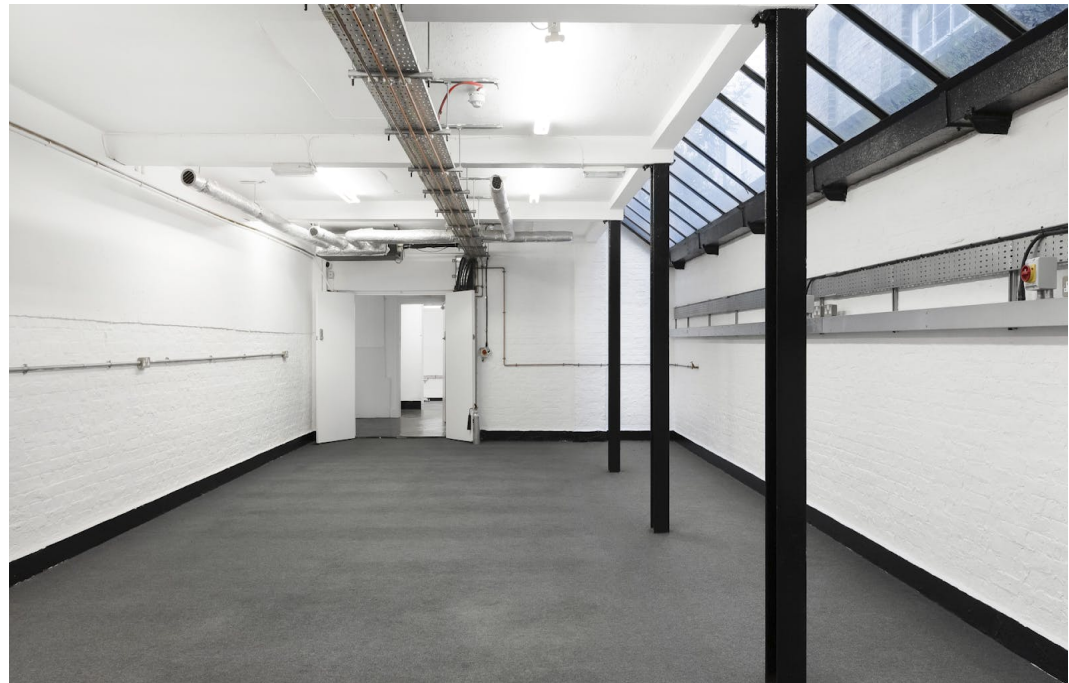
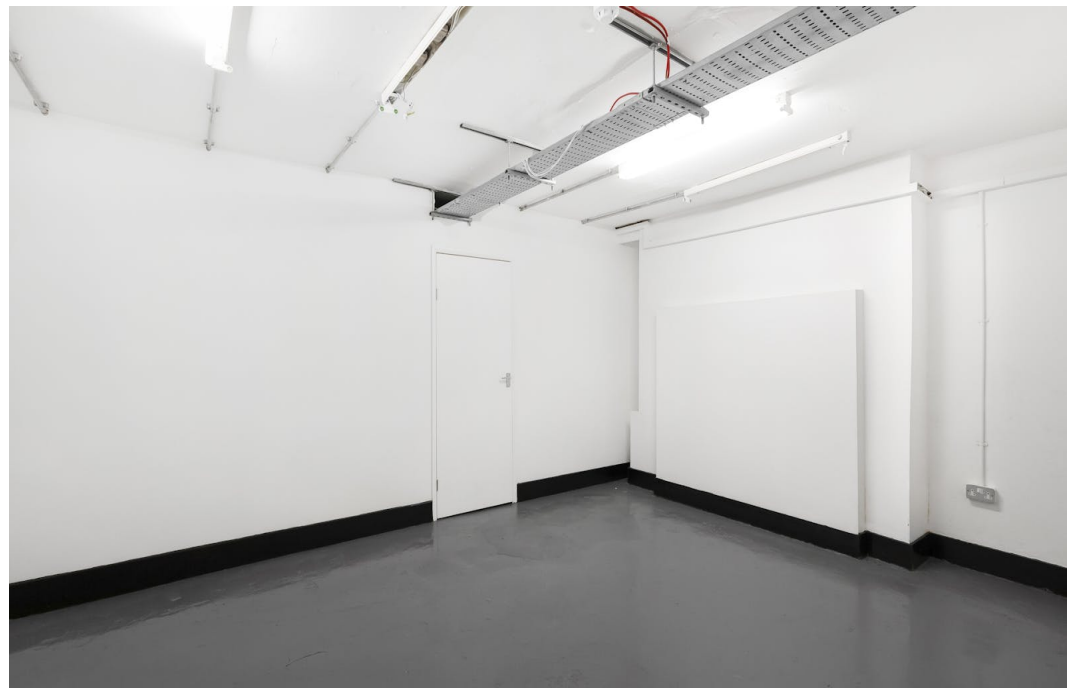
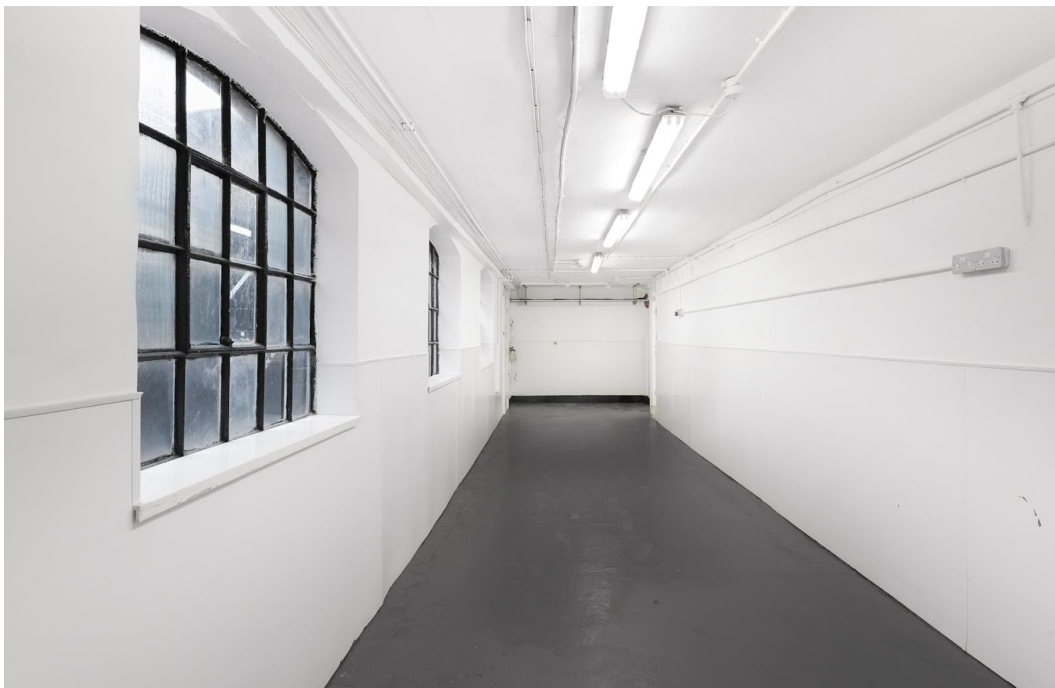


Cambridge Heath 0.6 Miles



Shoreditch High Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	1,900	176.52	To Let	Available

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£60,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (92)

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