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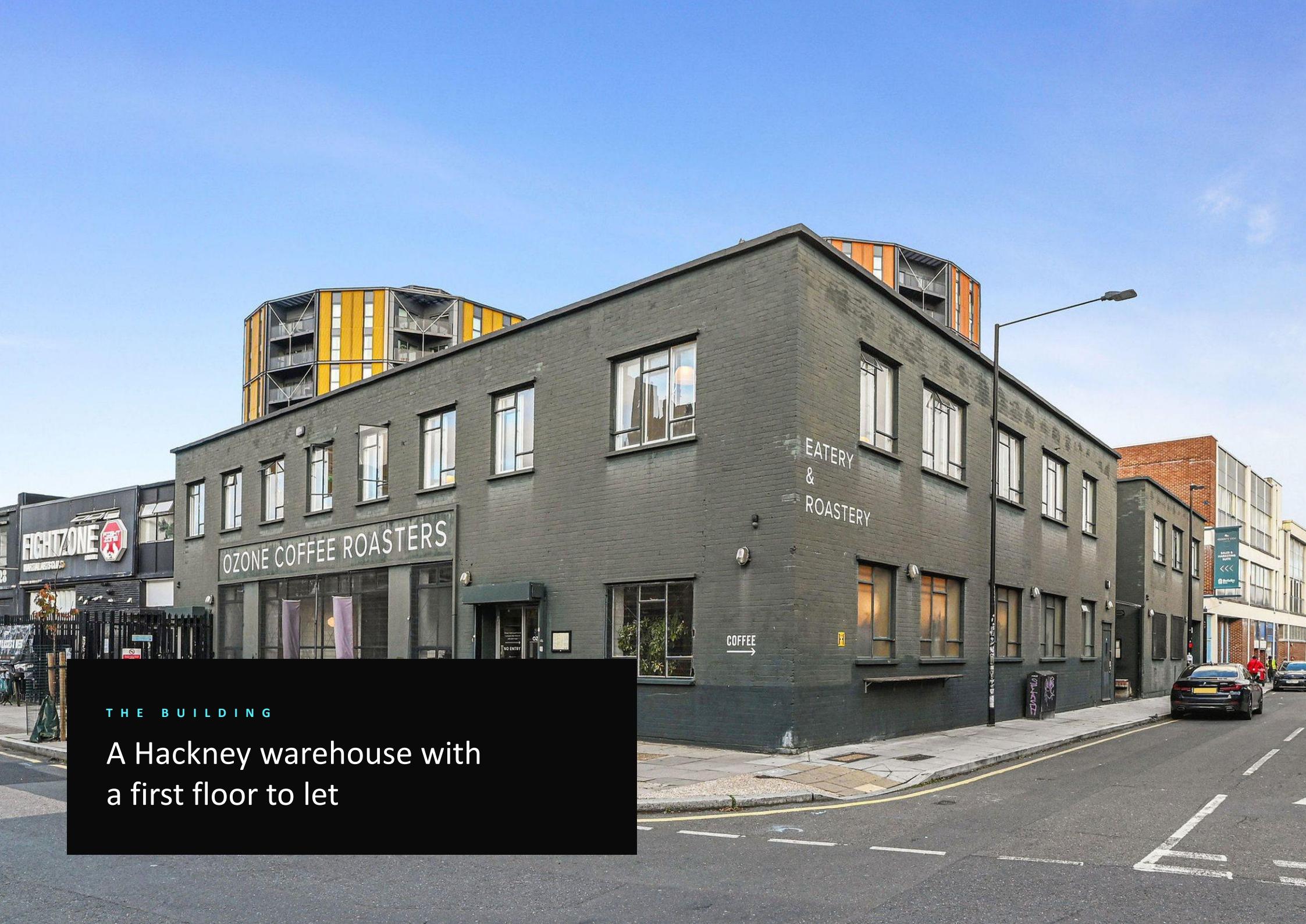
HACKNEY · LONDON E2

8 Pritchard’s Road

First floor warehouse space for office, leisure or fitness

Available **to Let** as a whole or from 2,070 sq ft

5,031	First floor	£29.50 psf	Flexible
SQ FT · SPLITS FROM 2,070	WAREHOUSE SPACE	RENT	OFFICE, LEISURE & FITNESS

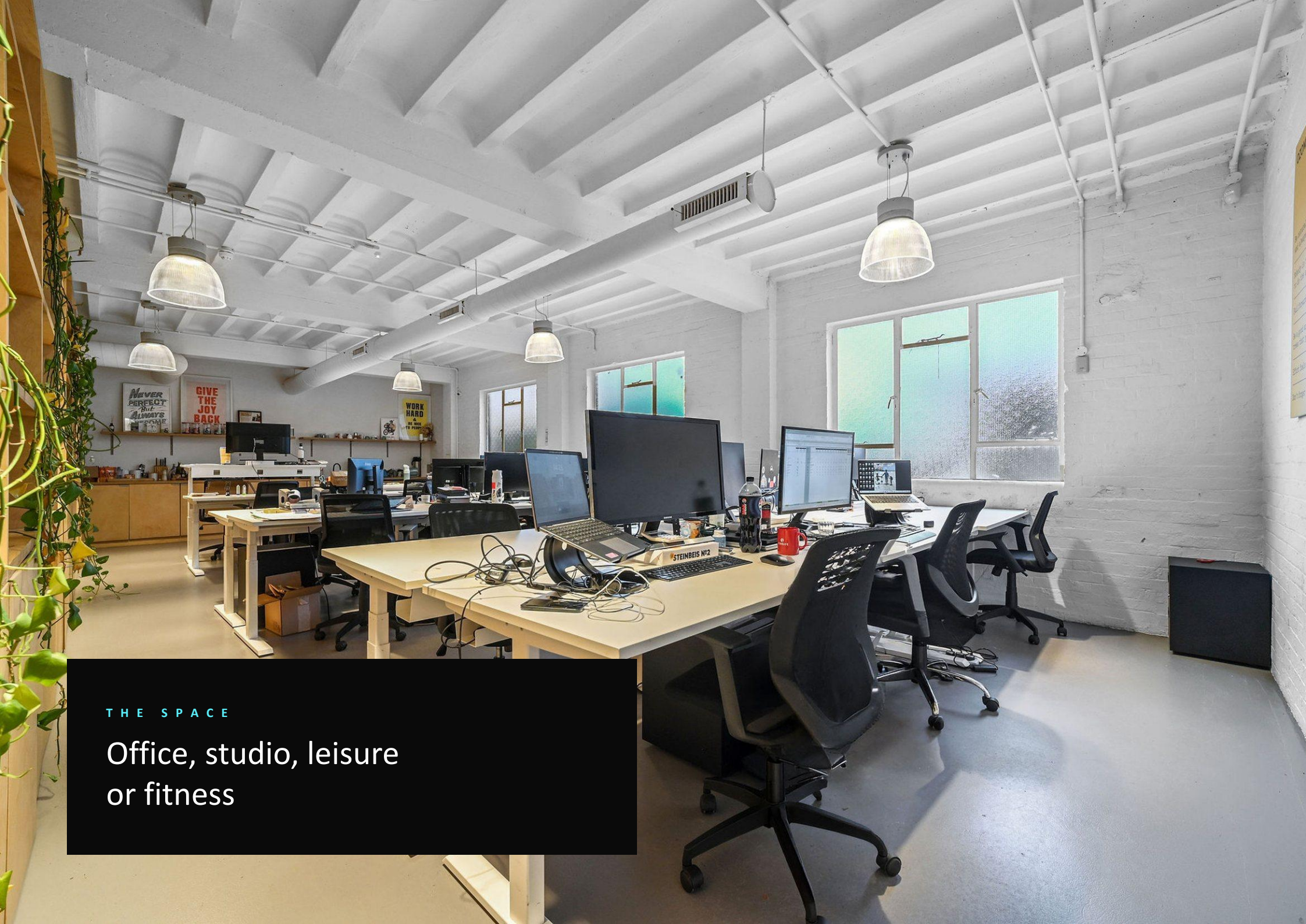


THE BUILDING

A Hackney warehouse with a first floor to let



8 PRITCHARD’S ROAD · E2



THE SPACE

Office, studio, leisure or fitness

BELCOR

01 DESCRIPTION

First floor warehouse space, from 2,070 sq ft

8 Pritchard's Road is a characterful warehouse building in Hackney. The first floor offers approximately 5,031 sq ft of open plan areas, offices, kitchen and WC facilities, available as a whole or in two parts of 2,961 sq ft and 2,070 sq ft.

The space has painted brick walls, exposed concrete beams and services, industrial pendant lighting and large windows on all sides. It suits office occupiers as well as leisure and fitness operators, and occupiers benefit from a discount on food and drink at the café downstairs.

5,031 SQ FT IN TOTAL	2,070 SQ FT MINIMUM SPLIT
£29.50 PSF RENT	Flexible OFFICE, LEISURE & FITNESS







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02 AMENITIES

Warehouse character, flexible use

01 Warehouse building

02 Splits from 2,070 sq ft

03 Open plan

04 Exposed brick & concrete

05 Large windows

06 Natural light

07 Fitted kitchen

08 Suits office occupiers

09 Suits leisure & fitness

10 Industrial pendant lighting

11 Café discount for occupiers

12 Excellent transport links

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03 LOCATION

In the heart of Hackney

Pritchard's Road runs between Hackney Road and the Regent's Canal, a short walk from Broadway Market, London Fields and Columbia Road. Directly behind the building, Regent's View by St William (Berkeley Group) is delivering new canalside homes set in nearly two acres of landscaped green space.

5
MIN WALK

Cambridge Heath

Overground

12
MIN WALK

Haggerston

Overground

15
MIN WALK

Bethnal Green

Central



8 Pritchard's Road, E2

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04 AVAILABILITY & TERMS

Available from 2,070 sq ft

FLOOR	SQ FT	SQ M	STATUS
Part first floor	2,961	275.1	Available
Part first floor	2,070	192.3	Available
Total	**5,031**	**467.4**	**Available**

Rent	**£29.50 psf**	£148,415 pa
Business rates (est.)	**£9.00 psf**	Guide only
Service charge	**TBC**	

TOTAL · RENT & BUSINESS RATES

£16,141 pcm

LEASE

A sublease for a term expiring no later than January 2034.

TIMING

Upon application.

RATES

A guide only. Interested parties should make their own enquiries with the local authority.

VAT

Upon application.

CONTENT

View on our website →

BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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