

40 CHELMER ROAD, E9

12,452 SQ FT
CHARACTER BUILDINGS WITH PARKING
FOR RENT/SALE
HACKNEY, E9







DESCRIPTION

We have been instructed to offer this character property, a former ice cream factory, comprising three self-contained former warehouse buildings.

Each property is self-contained and would ideally suit a wide range of occupiers. The properties are served by an extensive service yard from Chelmer Road, providing loading and parking.

All of the buildings are in need of full and comprehensive refurbishment.

AMENITIES



PARKING



LOADING
FACILITIES



WAREHOUSE
STYLE FEATURES



COURTYARD



ENGINEERED BRICK
FACADE



24 HOUR ACCESS

CHARACTER COMMERCIAL BUILDINGS WITH PARKING





TRANSPORT

A12 – easy access to the North Circular & M11

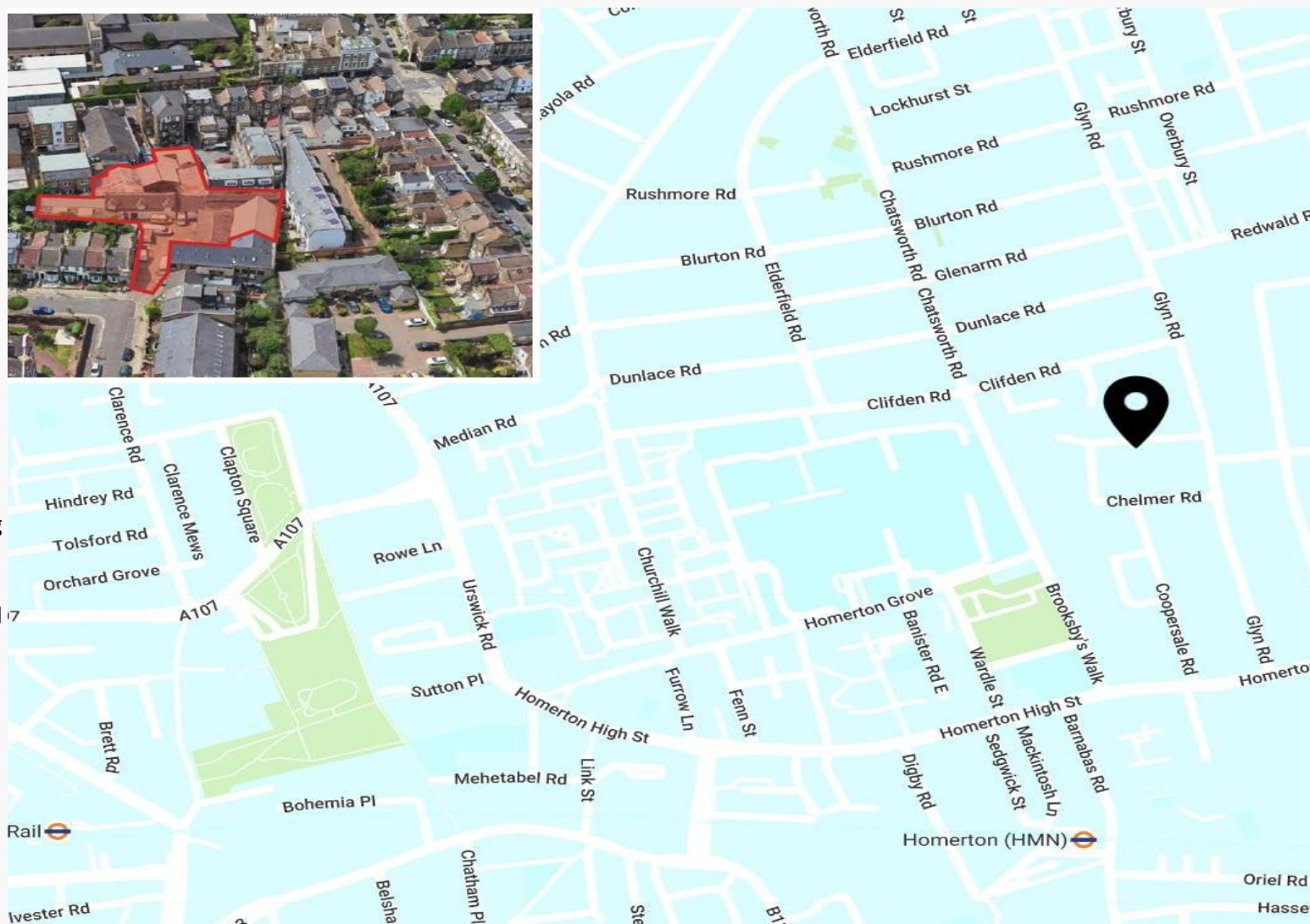
Homerton High Street – numerous bus services to Hackney Central

Homerton Overground – 10 Mins Walk

AREA

Homerton is an area in Hackney, bordering Hackney Central, as well as Hackney Wick & Leyton. The property is located on Chelmer Road, a predominantly residential street and is in close proximity of both Homerton High Street and Chatsworth Road, with its numerous coffee shops and eateries.

LOCATION



FLOOR AREAS

BLOCK	SQ FT (GIA)	STATUS
Block A	5,800	Available
Block B	3,680	Available
Block C	2,970	Available
Combined Total (A, B & C)	12,450	Available

LEASE & RENT

A new lease for a term by arrangement is available, guiding rental offers in excess of £22.50 psf.

The lease is to be contracted outside the provisions of the Landlord & Tenant Act.

SALE & GUIDE PRICE

We understand that our client owns the unencumbered Freehold.

Owner/Occupier interest is only being considered on an unconditional basis.

Price guide available on application.

VAT

To be confirmed.

RATES

To be confirmed. The rates given are a guide and interested parties should make their own enquiries with the local authority.

EPC

To be confirmed.

VIEWINGS VIA SOLE AGENTS

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