



Unit D - 38-50 Pritchards Road

Hackney, London, E2 9AP

Open Plan Ground Floor Workspace with Great Ceiling Height

1,183 sq ft
(109.90 sq m)

- Ground Floor Workspace
- Open Plan
- Shared Facilities - WC, Kitchen and Shower
- Great Ceiling Height
- Good Natural Light

Unit D - 38-50 Pritchards Road, Hackney, London, E2 9AP

Summary

Available Size	1,183 sq ft
Rent	£35.50 per sq ft
Rates Payable	£900 per month APPROX.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This modern, converted warehouse-style ground-floor space benefits from generous ceiling heights, excellent natural light and a range of on-site amenities. The property offers 24/7 on-site staff and security, an intercom entry system, secure bike storage, shared shower facilities and W/Cs, providing a well-equipped and convenient working environment.

Location

The property is prominently located on Pritchards Road, just moments from Regent’s Canal, within a vibrant creative district. The area is home to a thriving mix of creative businesses, independent retailers and office occupiers, including Containerville, a unique community of small businesses housed within upcycled shipping containers. Broadway Market is also a short walk away, offering a diverse mix of independent cafés, restaurants, pubs and street food vendors. The property is well connected, with Cambridge Heath, London Fields and Bethnal Green stations all within easy reach, alongside Hackney Central and Hoxton stations, providing convenient connections across London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year
Ground	1,183	109.90	£3,500 /month	£900 /month	n/a	£4,400	£52,800
Total	1,183	109.90				£4,400	£52,800

Viewings

Strictly by appointment only

Terms

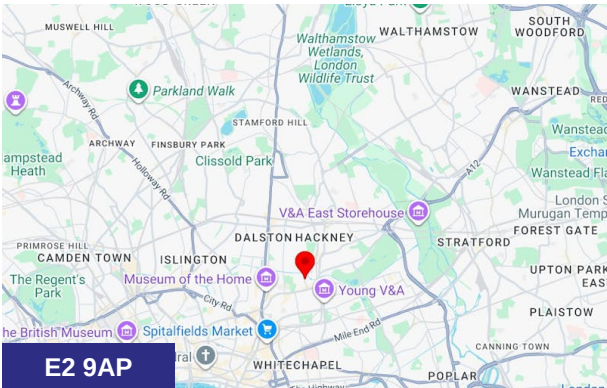
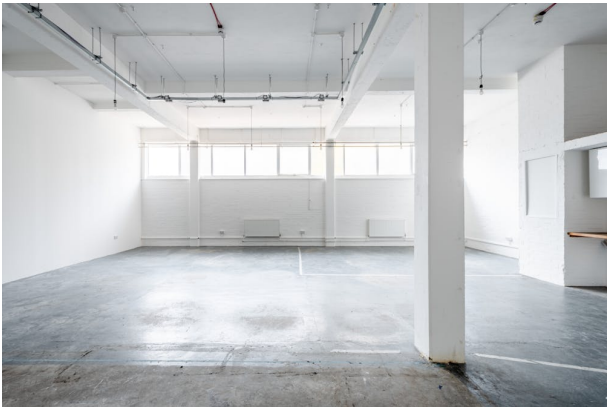
A new FRI Lease to be contracted Outside the Act 1954

Building Insurance

Approximate Cost: £600 per annum

Bills

Utilities, internet and other occupier costs are excluded from the rent. Interested parties are advised to make their own enquiries with relevant providers regarding approximate costs.



Viewing & Further Information

Luke Marioni

0207 377 8989 | 0773460111
luke@tarn-tarn.co.uk

Gasper Koscik

0207 377 8989 | 07802453663
gasper@tarn-tarn.co.uk