



445 Hackney Road
Hackney, London, E2 9DY

Well-Appointed Offices in a Prime Hackney Road Location

150 to 3,773 sq ft
(13.94 to 350.52 sq m)

- Excellent Ceiling Height
- Breakout Areas
- 24/7 Access
- Fully Fitted Kitchenette
- Inclusive Price - Rates and Service Charge Included in Rent
- Walking Distance to Cambridge Heath Overground Station

445 Hackney Road, Hackney, London, E2 9DY

Summary

Available Size	150 to 3,773 sq ft
Rent	£1,000 - £8,450 per month
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

445 Hackney Road offers a range of well-appointed office spaces in a prominent East London location, benefiting from excellent ceiling heights, abundant natural light and versatile accommodation suitable for a variety of occupiers. The offices provide 24/7 access, breakout areas, a fully fitted kitchenette and WC facilities, with the rent inclusive of business rates and service charge for added cost certainty. The property is conveniently located within walking distance of Cambridge Heath Overground Station, providing excellent transport links across London, while the surrounding area is home to a vibrant mix of creative, commercial and independent businesses.

Location

The property is situated within a vibrant and well-established creative district, with a strong mix of businesses and amenities nearby, including Containerville. Broadway Market is also within easy walking distance, offering an excellent selection of independent cafés, restaurants, pubs and popular street food traders.

Accommodation

The accommodation comprises the following areas:

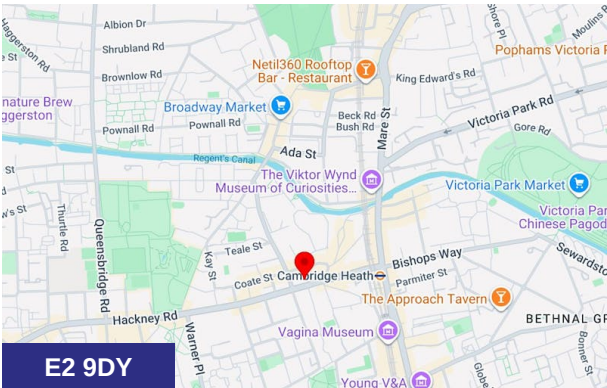
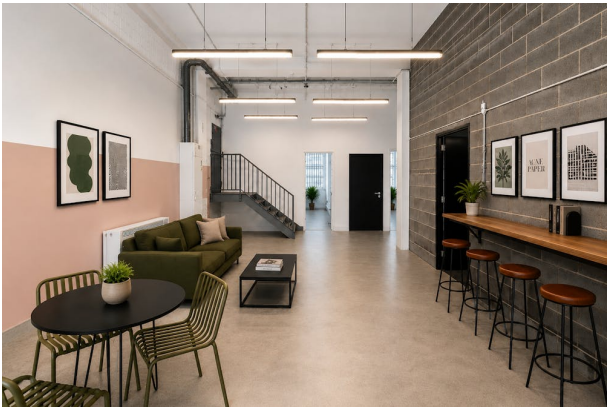
Name	sq ft	sq m	Rent	Availability
Unit - G.02	150	13.94	£1,000 /month Inclusive of Rates & S.C	Available
1st	3,280	304.72	£8,450 /month Inclusive of Rates & S.C	Available
3rd	343	31.87	£1,500 /month Inclusive of Rates & S.C	Available
Total	3,773	350.53		

Viewings

Strictly by appointment only

Terms

New FRI Lease to be contracted Outside the LTA Act 1954



Viewing & Further Information

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