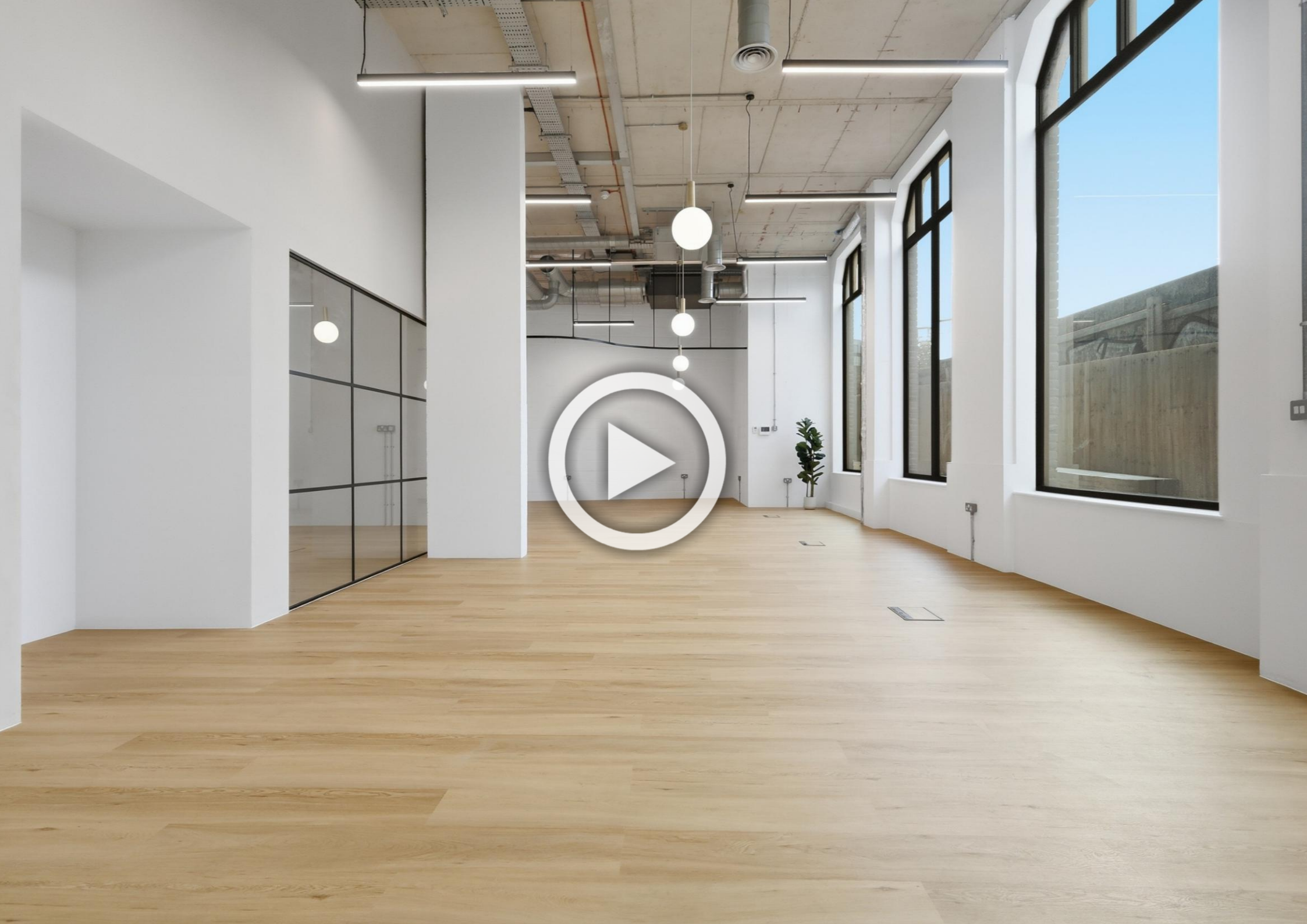


EMPRESS WORKS, E2

1,187 SQ FT
STUNNING COURTYARD AND CANAL SIDE
COMMERCIAL UNIT WITH HACKNEY, E2





EMPRESS WORKS

marlborou
we understand, we deliver

REDLINE BACHSA

ESTABLISHED 1948

DESCRIPTION

Empress Works is a high-quality courtyard and canal-side mixed-use development. Unit 1 can be provided with a fully equipped kitchen and extraction for restaurateurs and can also be combined with Unit 2 to provide 2,662 sq ft. Both units are suitable for retail, leisure or office use and benefit from excellent ceiling heights, floor-to-ceiling glazing, air conditioning and loading facilities, with occupiers also having access to an on-site gym and secure cycle storage.

AMENITIES



AIR
CONDITIONING



GREAT CEILING
HEIGHTS



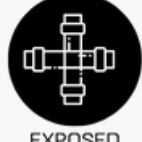
FLOOR TO
CEILING GLAZING



LOADING
FACILITIES



BIKE RACKS



EXPOSED
SERVICES



COURTYARD



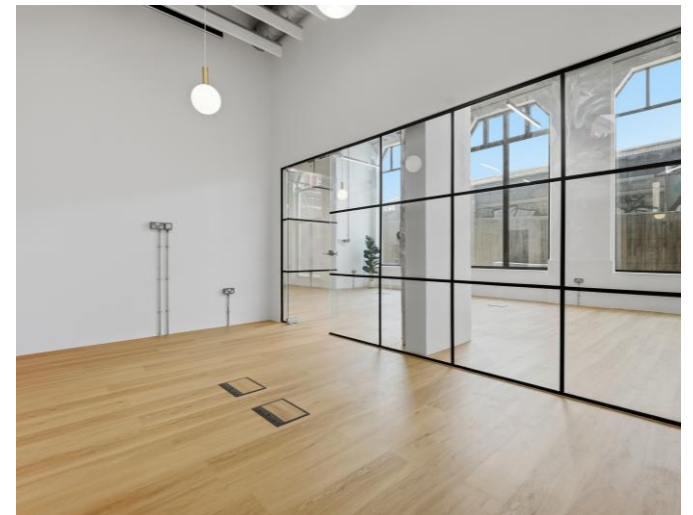
SELF-CONTAINED



E CLASS USE

STUNNING COURTYARD AND CANAL SIDE COMMERCIAL UNITS





TRANSPORT

Cambridge Heath - 5 mins



London Fields – 12 mins



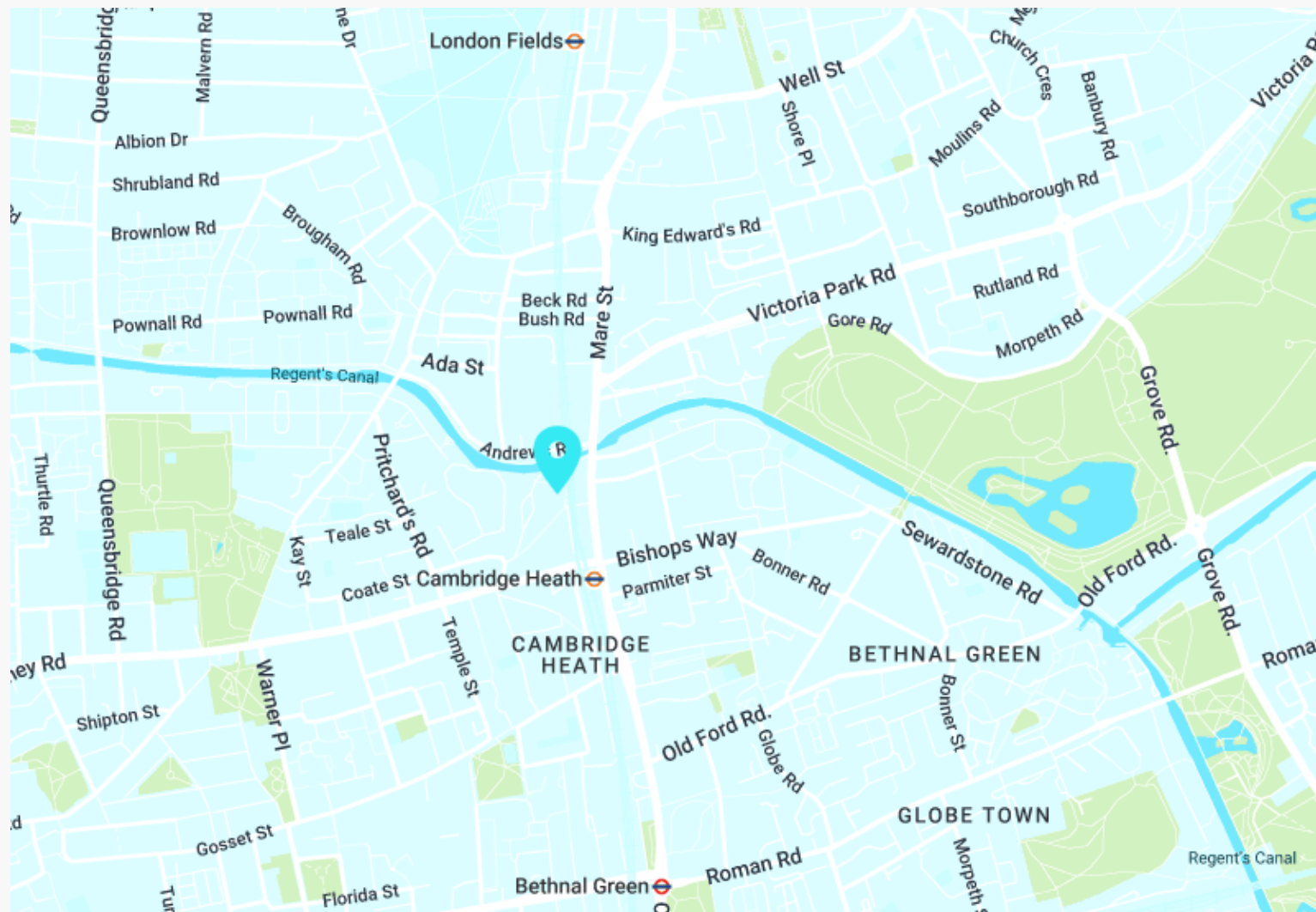
Bethnal Green– 15 mins



AREA

Empress Works is located alongside Regent's Canal, close to the junctions with Ada Street and Andrews Road, and within a short walk of the popular Broadway Market, offering a range of boutique shops and restaurants. London Fields, part of Hackney Central, is an emerging commercial location with strong demand from media and creative occupiers and benefits from excellent connectivity to the City of London. The property is well served by public transport, with London Fields and Cambridge Heath mainline stations and numerous bus routes nearby.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 2	1,187	Available	£35,000	£9.20	£4.06	£4,228

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available July 2026

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

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