

FIELD & SONS

COMMERCIAL

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SMALL STUDIO/OFFICE TO LET IN HACKNEY CENTRAL



**FIRST FLOOR 7A SYLVESTER ROAD, LONDON E8 1EP
APPROX. 425 SQ FT (39.5 SQ M)**

LOCATION

The property is located on a quiet side road just off the busy and bustling Mare Street, in the centre of vibrant Hackney.

Hackney Central Overground station (Mildmay line) is less than five minutes walk and Hackney Downs Mainline and Overground station is also close by giving direct access to Liverpool Street and the City.

DESCRIPTION

Comprises a studio/office unit being the entire first floor of this attractive mixed use standalone period building.

Approximately 425 sq ft (39.5 sqm) arranged as a single open plan space with kitchen point in the rear corner. Communal w.c. on the ground floor.

With excellent light the premises would be particularly suitable for creatives but could be suitable for a variety of uses under the E Use Class.

7A SYLVESTER ROAD, E8

AMENITIES

- Wood flooring
- Gas central heating
- Fluorescent lighting
- Own kitchen point
- Open plan space
- Excellent natural light

TERMS

New lease direct from the landlord on flexible terms.

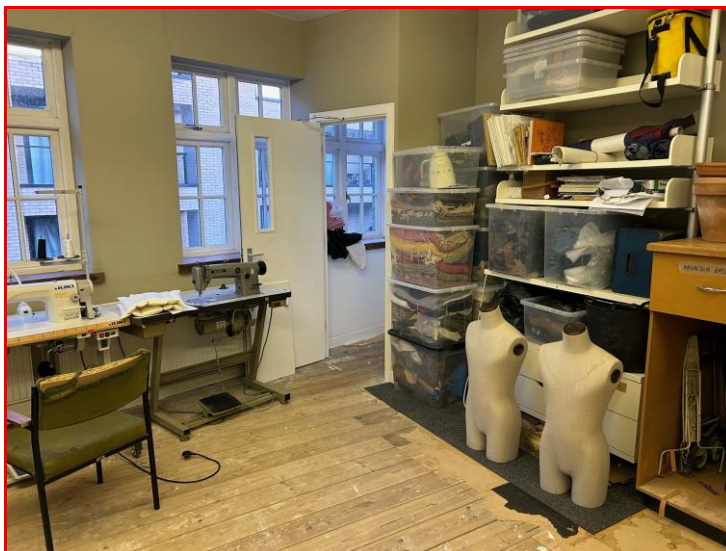
RENT

£25,800 per annum (£2,150 pcm).

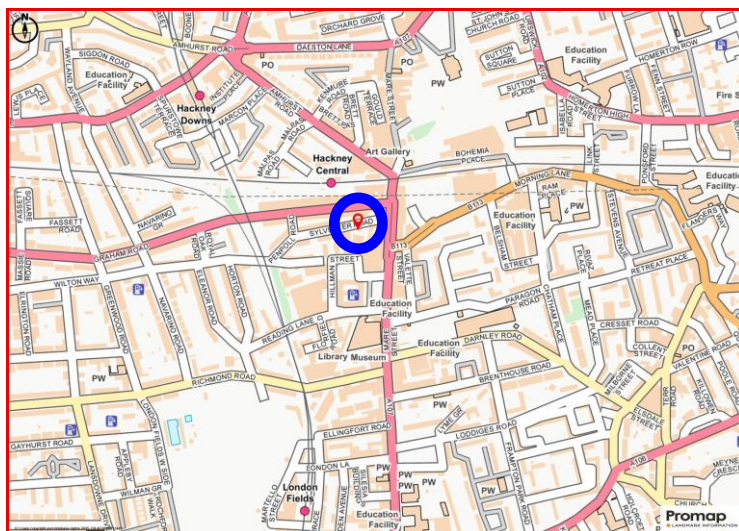
Rent is **INCLUSIVE** of business rates, service charge and utilities (except phone and I.T.).

ENERGY PERFORMANCE

EPC Asset Rating = 63 (Band C).



7A SYLVESTER ROAD – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

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