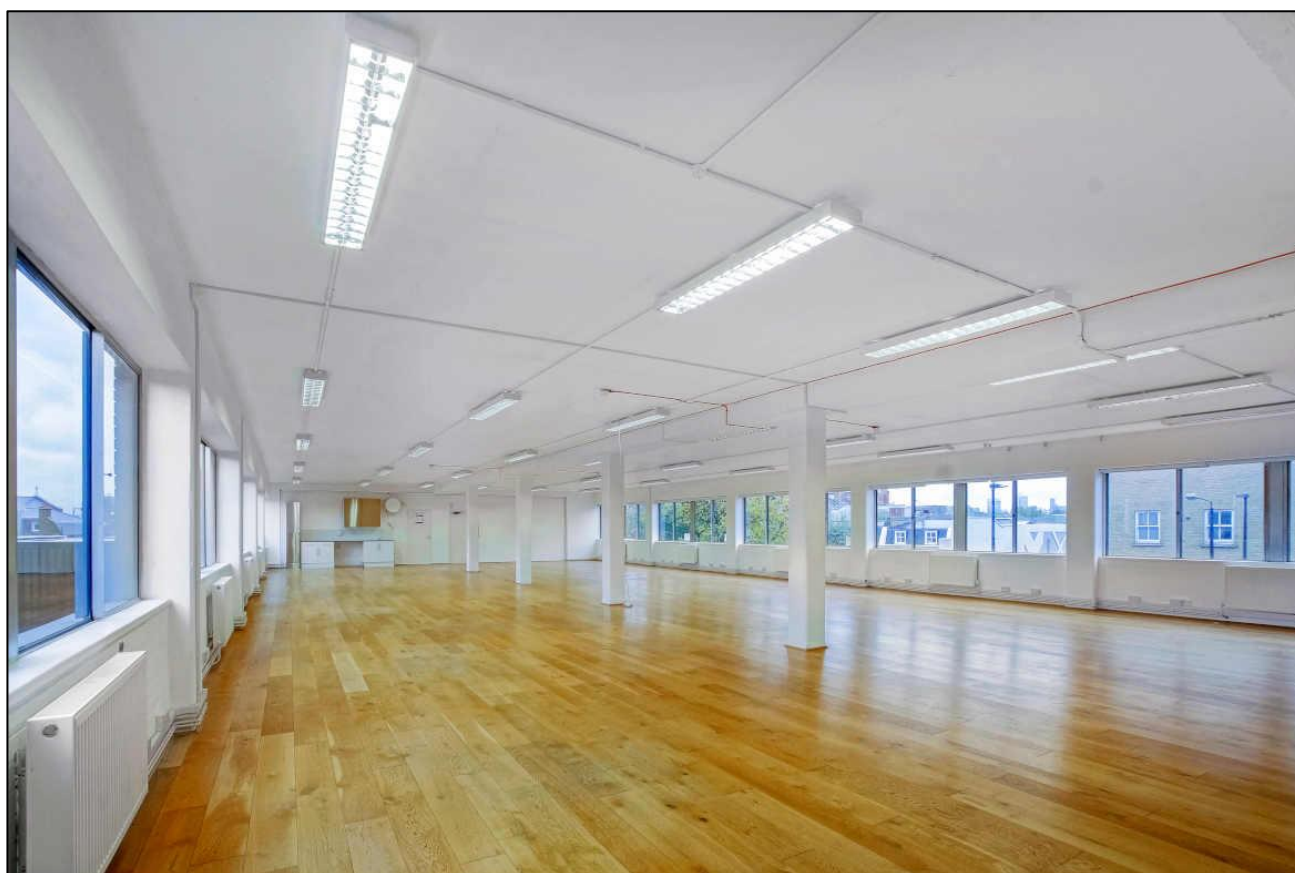


Commercial Office Space
3,218 sq. ft. / 290 sq. m.
Open plan office to let

TO LET

445-459 Hackney Road, Hackney, London E2 9DY



LOCATION

The property is situated on Hackney Road near the intersection with Colombia Road. The location is within walking distance to the well renowned Broadway Market, London Fields and Victoria Park. The area benefits from excellent transport services via bus links to Shoreditch, the City and The West End. London Overground and Underground services are also available via Cambridge Heath and Bethnal Green.

TRANSPORT

Bethnal Green (Central Line)
Cambridge Heath (Overground)
Buses 26, 55 & 48 (Shoreditch, Liverpool Street, Old Street, the West End & Waterloo)



DESCRIPTION

The office benefits from good levels of natural light and will be presented as an open plan suite with excellent floor to ceiling heights.

The office provides an ideal opportunity for a tech media or creative occupier searching for an office located in an emerging east London office location.

AMENITIES

- Excellent natural daylight
- Good floor to ceiling height
- Refurbished
- W/C's
- Demised kitchenette
- 24 hrs access
- Goods lift

APPROXIMATE FLOOR AREAS

Second Floor 3,218 sq. ft. 290 sq. m.

LEASE

A new flexible lease is available for a term by arrangement.

RENT & SERVICE CHARGE

£106,194 per annum plus VAT

£33.00 per sq. ft.

RATES

We understand that the rates payable for the year 2020/21 are £30,680 per annum / £9.53 per sq. ft.

Interested parties must contact The London Borough of Hackney Tower Hamlets to satisfy themselves to the accuracy of these figures.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Jack Rose
jrose@antonpage.com