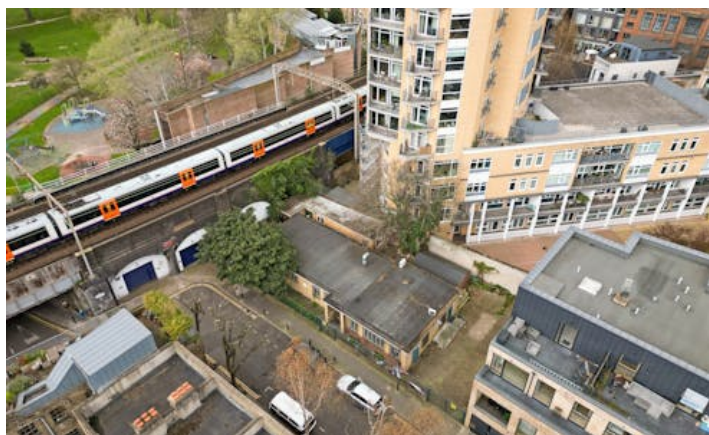


ELLIS BROWN

/ LAND FOR SALE

Exceptional development/owner-occupier opportunity immediately adjacent to London Fields.

28-32 Ellingfort Road, E8 3PA
2,357 sq ft



Ellis Brown
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Description

28-32 Ellingfort Road is a Single Story 1950's style commercial building situated in a prime location in the heart of Hackney. The building offers 2,357 sq. ft. of accommodation over two standalone buildings on a site of approximately 6,415 sq. ft. which offers significant development potential, to either residential or commercial, subject to necessary planning consents.

The development opportunity is in close proximity to London Fields, arguably East London's most sought after neighbourhood. The opportunity will be well suited to owner-occupiers and investor developers alike. The property will be sold with vacant possession and is exempt from VAT. The current use class is F2.

Location

The site occupies a prime East London location less than 1 minute from London Fields and less than 2 minutes from London Fields station. Local occupiers are spoilt for choice with a wide array of independent cafes, bars and retailers in close proximity such as those on Broadway Market and along Regent's Canal. Travel time to Liverpool Street station is 10 minutes via the Weaver line.

Accommodation

Name	sq ft	sq m	Price	Availability
Ground	2,357	218.97	£900,000	Available
Total	2,357	218.97		

Features

Prominent London Fields location
Exempt from VAT
Excellent development potential (subject to planning consent)
To be sold with vacant possession
Superb transport links
Suitable for a wide variety of purchasers

EPC

D (84)

Terms

On application

VAT

Not applicable

Contact

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