

291 HACKNEY ROAD, E2

5,506 SQ FT
UNIQUE SELF-CONTAINED MODERN CHURCH
CONVERSION
SHOREDITCH, E2





DESCRIPTION

A unique commercial space set within a spectacular modern conversion of a listed Neo Gothic church offering extraordinary commercial space. The building has been carefully restored, and original historic features have been maintained throughout. The building benefits from new LED lighting, CAT 6 cabling, AC and kitchenettes on each floor. The space is accessed via private gated, setback courtyard with parking, (separate fees apply) adjacent to Haggerston Park.

AMENITIES



NEWLY
REFURBISHED



PRIVATE GATED
MEWS



SELF-CONTAINED



GREAT CEILING
HEIGHTS



PARKING



HISTORICAL
FEATURES

UNIQUE COMMERCIAL SPACE SUITABLE FOR A VARIETY OF USES





TRANSPORT

Hoxton – 5 mins



Cambridge Heath – 7 mins



Liverpool Street – 15 mins

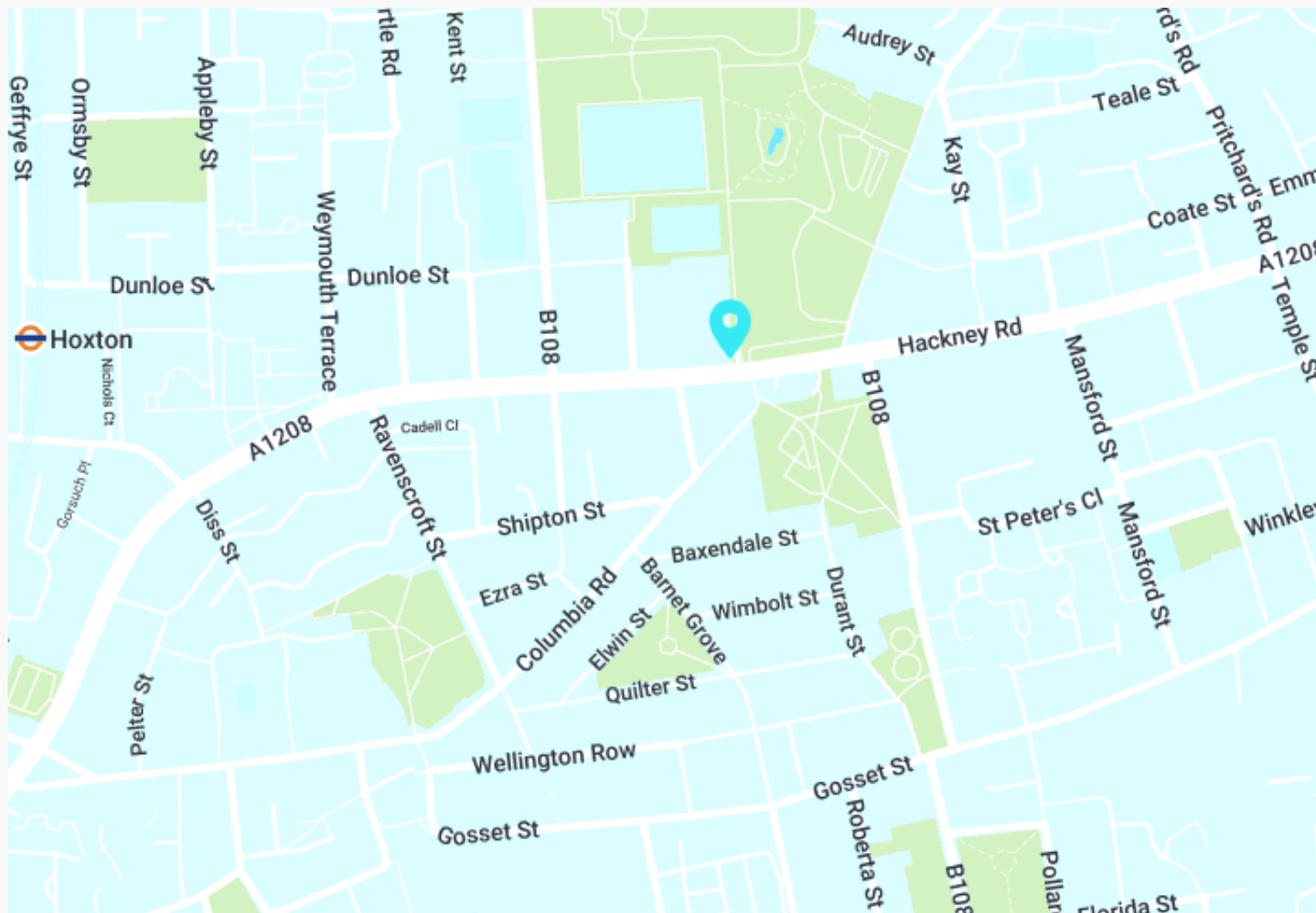


AREA

The property is directly adjacent to Haggerston Park at its Hackney Road entrance.

Regent's canal is situated at the northern end of Haggerston Park, Broadway Market and London Fields are close by on the northern side of the canal. Central Shoreditch and Hoxton are a 10-minute walk to the west, with all local amenities in close proximity.

LOCATION



AVAILABILITY

UNIT	SIZE (PSF)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	3,412	-	-	-	-	-
Mezzanine	188	-	-	-	-	-
1 st Floor	1,905	-	-	-	-	-
Total	5,506	Under Offer	£37.00	TBC	Refer to Agents	TBC

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately

CONTENT

View on our website



RATES

Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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