

445 HACKNEY ROAD E2

3280 SQFT
ECONOMICAL 1st FLOOR OFFICE WITH COMMUNAL
COURTYARD FOR RENT
HACKNEY E2



DESCRIPTION

Forming part of the exciting Containerville in the Heart of the Hackney Road, this 1st floor premises has been extensively refurnished by the outgoing tenants to a clean and minimalist design with the additional of an impressive rear courtyard.. The available unit will be of strong interest to a range of local creative occupiers

AMENITIES



KITCHENETTE



E CLASS USE



EXPOSED SERVICES



WC FACILITIES



SHOWERS



EXCELLENT NATURAL LIGHT



GOOD FRONTAGE



OPEN PLAN



COURTYARD

ECONOMICAL OFFICE WITH COMMUNAL COURTYARD FOR RENT





TRANSPORT

Cambridge Heath— 5 Mins Walk



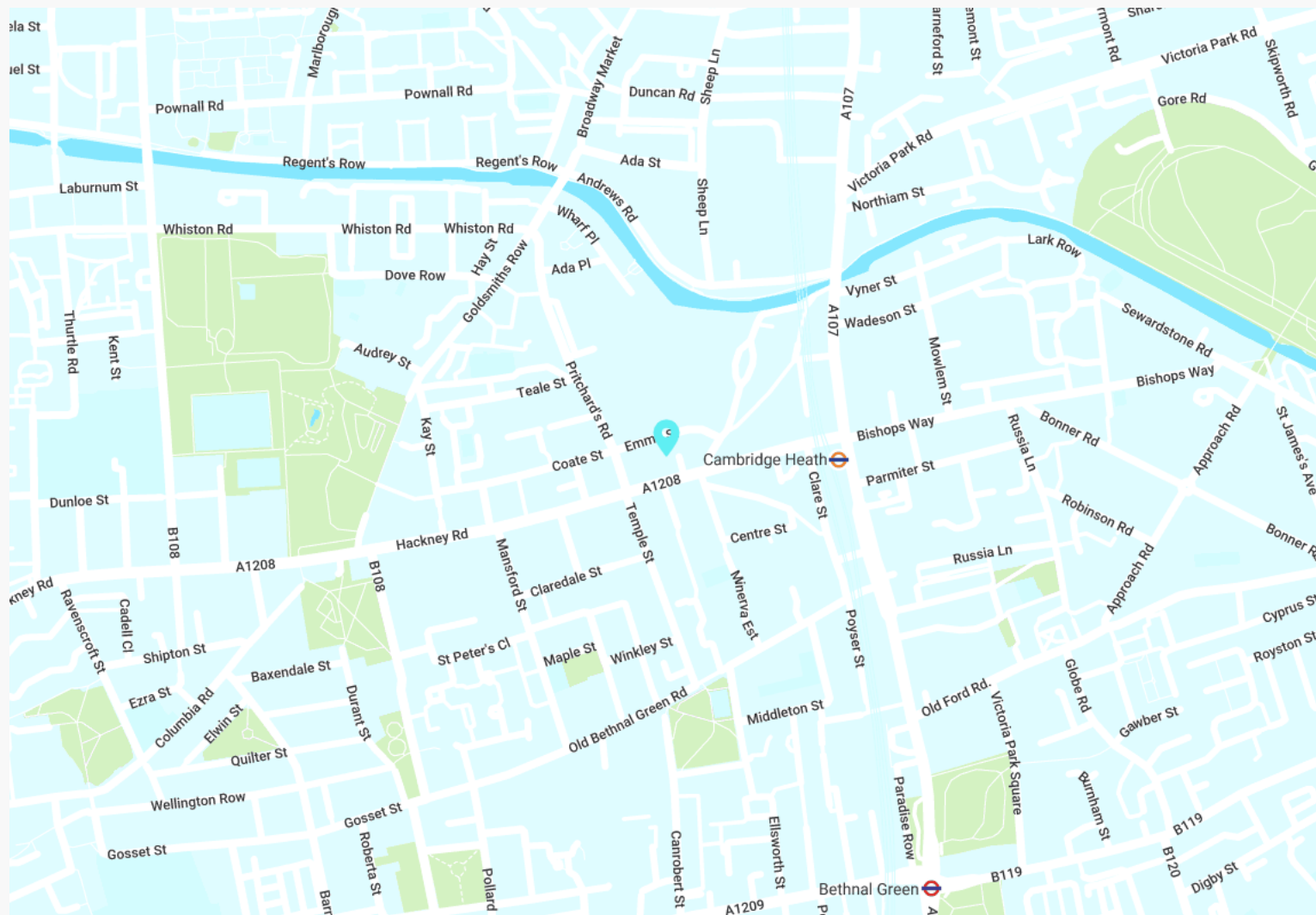
Bethnal Green— 12 Mins Walk



AREA

Occupying a prominent position on Hackney Road, a short walking distance from Cambridge Heath Road and Bethnal Green underground station providing 1 stop connectivity to the City of London. The building is surrounded by a number of popular retailers, eateries, pubs & hoteliers. The unit also boasts a great positioning of being between the ever-popular Columbia Road and eclectic Broadway Market.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (SQFT)	RATES (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL (PCM)
1 st	3,280	Available	£31.00	£10.00	N/A	£11,206

TERM

Available away by new lease to be contracted outside of the Landlord & Tenant act 1954

TIMING

Available January 2027

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.

VIEWINGS VIA SOLE AGENTS

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