Est. 1955

Tarn &Tarn

UNIT B 17 DOWNHAM ROAD HAGGERSTON LONDON N1 5AA

SELF-CPONTAINED E-CLASS UNIT IN THE HEART OF HAGGERSTON

824 SQFT



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DESCRIPTION

The available accommodation comprises a self-contained ground floor E-class office unit situated within a mixed-use building on Downham Road, Haggerston N1. The space is well-presented and benefits from good natural light, double frontage and security shutter, offering a practical and comfortable working environment suitable for a range of uses including creative, tech, consultancy and professional services.



SUMMARY

- Self Contained
- Good Natural Light
- Good Ceiling Height
- Security Shutters
- Double Frontage
- Suitable for Medical, Retail, Creative and Professional Use




Fire exit





LOCATION

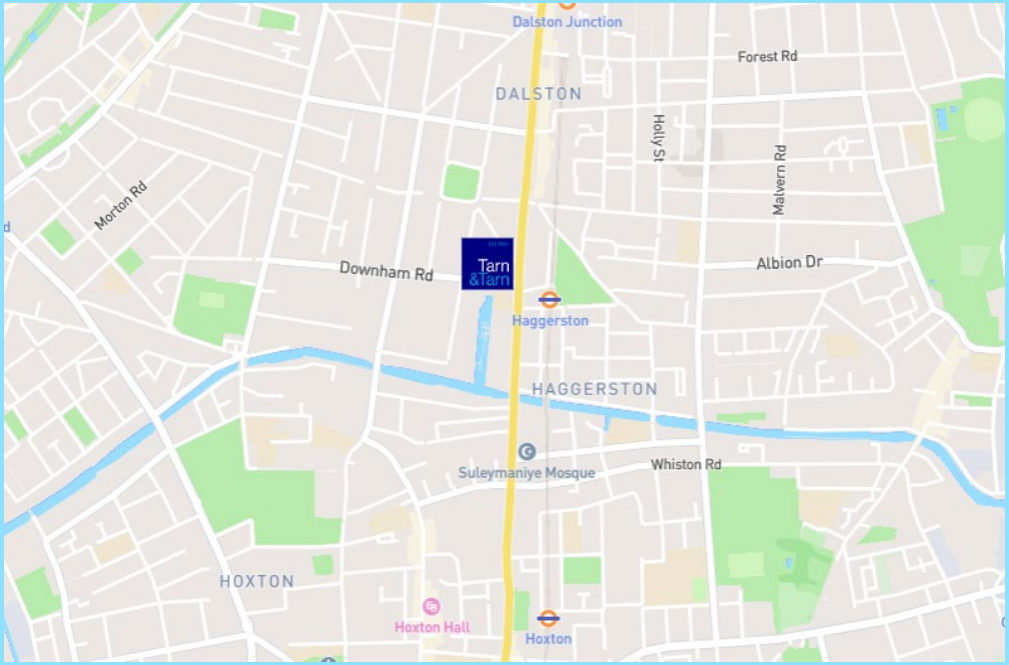
THE AREA

Situated on Downham Road, close to Kingsland Road (A10) in N1. The surrounding area includes De Beauvoir Town and Dalston to the north, Islington to the west, and Hoxton and Regent's Canal to the south. Haggerston Overground Station is within walking distance, with additional bus routes running along Kingsland Road. Local amenities include The Duke of York pub and F45 Haggerston.



TRANSPORT

- Haggerston (3-minute walk) - Overground Line
- Dalston Junction (12-minute walk) – Overground Line
- Hoxton (14-minute walk) – Overground Line



ACCOMMODATION

UNIT/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Unit B – Ground Floor	824	£29,000	N/A	£11,173.50	£40,173.50
TOTAL	**824**				

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

N/A

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney

VAT

Applicable



VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.