

Commercial Office Space

2,156 – 4,331 sq. ft.

**Cost effective, fully fitted & furnished offices just off Hackney Road**

# TO LET

**Coate House, 1-3 Coate Street, Hackney E2 9AG**



## LOCATION

Situated on the South side of a quiet thoroughfare on the corner of Dinmont Street and Coate Street just off Hackney Road. The office is close to the Regent's Canal and within a short walking distance to the fashionable Broadway Market, London Fields and Victoria Park.

## TRANSPORT

Cambridge Heath (London Overground)  
Bethnal Green (Central line and London Overground)  
Hoxton (London Overground)  
Various bus routes

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

There are two units available on the first floor that can be taken in isolation or together to create one larger unit.

The east unit is fully fitted and furnished, providing 24+ desks with a meeting room and breakout area. The west unit is open plan in CAT A condition.

Both units are immediately available.

## HIGHLIGHTS

- Excellent natural daylight
- Fully accessible raised floor
- Fully fitted & unfitted options
- Suspended LED lighting
- Demised WC & shower facilities
- Lift access
- Gas central heating

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First East	2,175	202
First West	2,156	200
<b>Total</b>	<b>4,331</b>	<b>402</b>

## LEASE

A new lease is available for a term by arrangement.

## RENT

Floor	Per Annum	Per sq. ft.
First East	£64,162.50	£29.50
First West	£63,602.00	£29.50
<b>Total</b>	<b>£127,764.50</b>	<b>£29.50</b>

## SERVICE CHARGE

Floor	Per Annum	Per sq. ft.
First East	£6,525.00	£3.00
First West	£6,468.00	£3.00
<b>Total</b>	<b>£12,993.00</b>	<b>£3.00</b>

## RATES

We have been advised that the business rates payable for the year 2025/26 are:

Floor	Per Annum	Per sq. ft.
First East	£29,211.00	£13.43
First West	£24,950.00	£11.57
<b>Total</b>	<b>£54,161.00</b>	<b>£12.51</b>

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
First East	£99,899.00	£8,325.00
First West	£95,020.00	£7,918.00
<b>Total</b>	<b>£194,919.00</b>	<b>£16,243.00</b>

## PLEASE CONTACT

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