

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

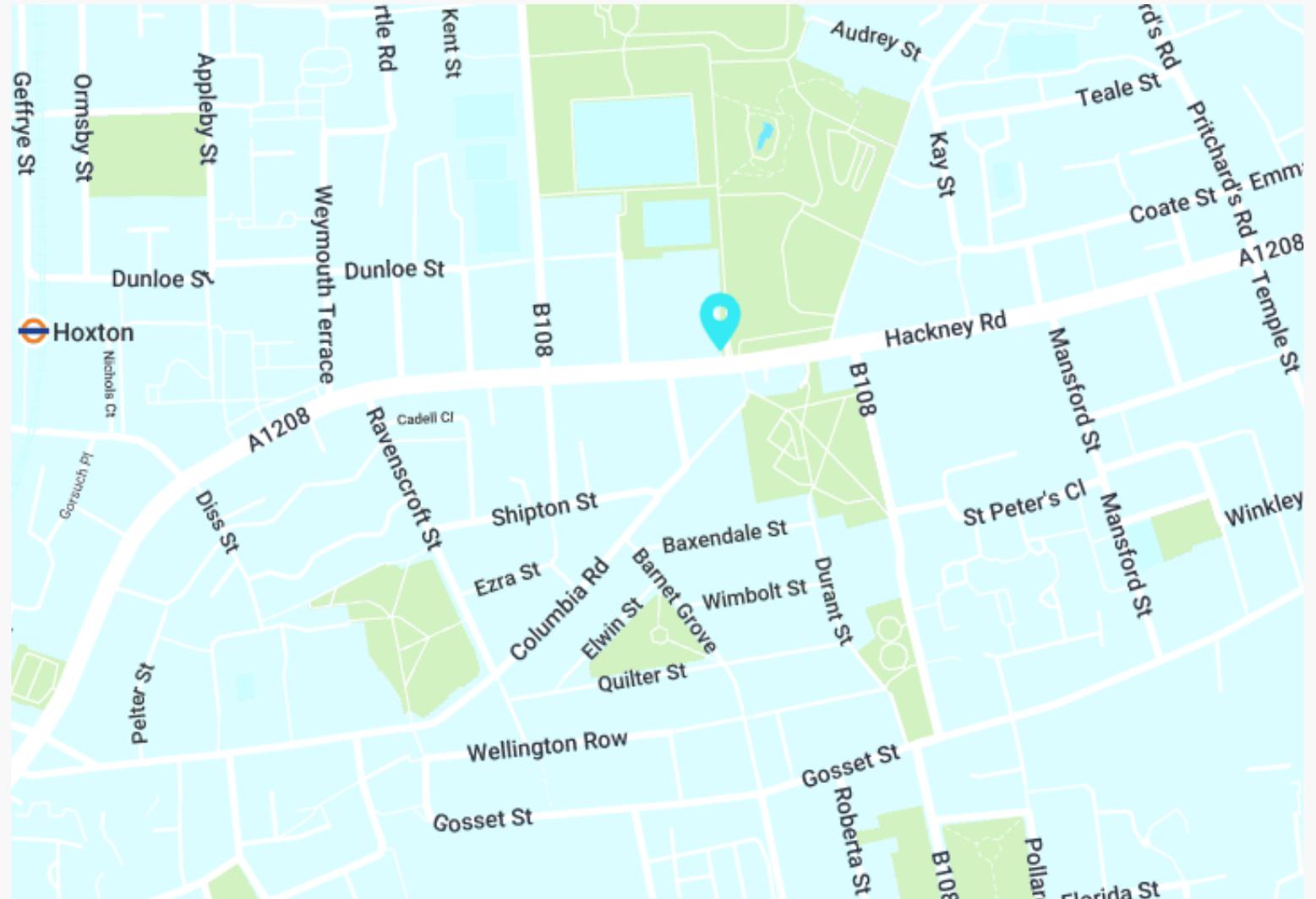


## AREA

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 <sup>st</sup> 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.

# VIEWINGS VIA JOINT SOLE AGENTS

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## TEAM



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