

COLLENT STREET, E9

3,334 SQ FT
LOWER GROUND FLOOR FOR SALE OR
RENT
HACKNEY, E9



DESCRIPTION

A substantial lower ground floor studio within an attractive converted Victorian warehouse building. Currently used as a high end fitness studio and fitted with several studios, treatment rooms and changing/shower facilities. The premises have plenty of character features with exposed concrete columns and ceilings and excellent ceiling heights over 3m. Would suit similar occupiers, office, showrooms or medical users.

AMENITIES



24 HOUR ACCESS



AIR
CONDITIONING



E CLASS USE



SHOWERS



GREAT CEILING
HEIGHTS



EXPOSED
SERVICES

LOWER GROUND FLOOR FOR SALE





TRANSPORT

Homerton – 8 Mins Walk



Hackney Central – 15 Mins Walk



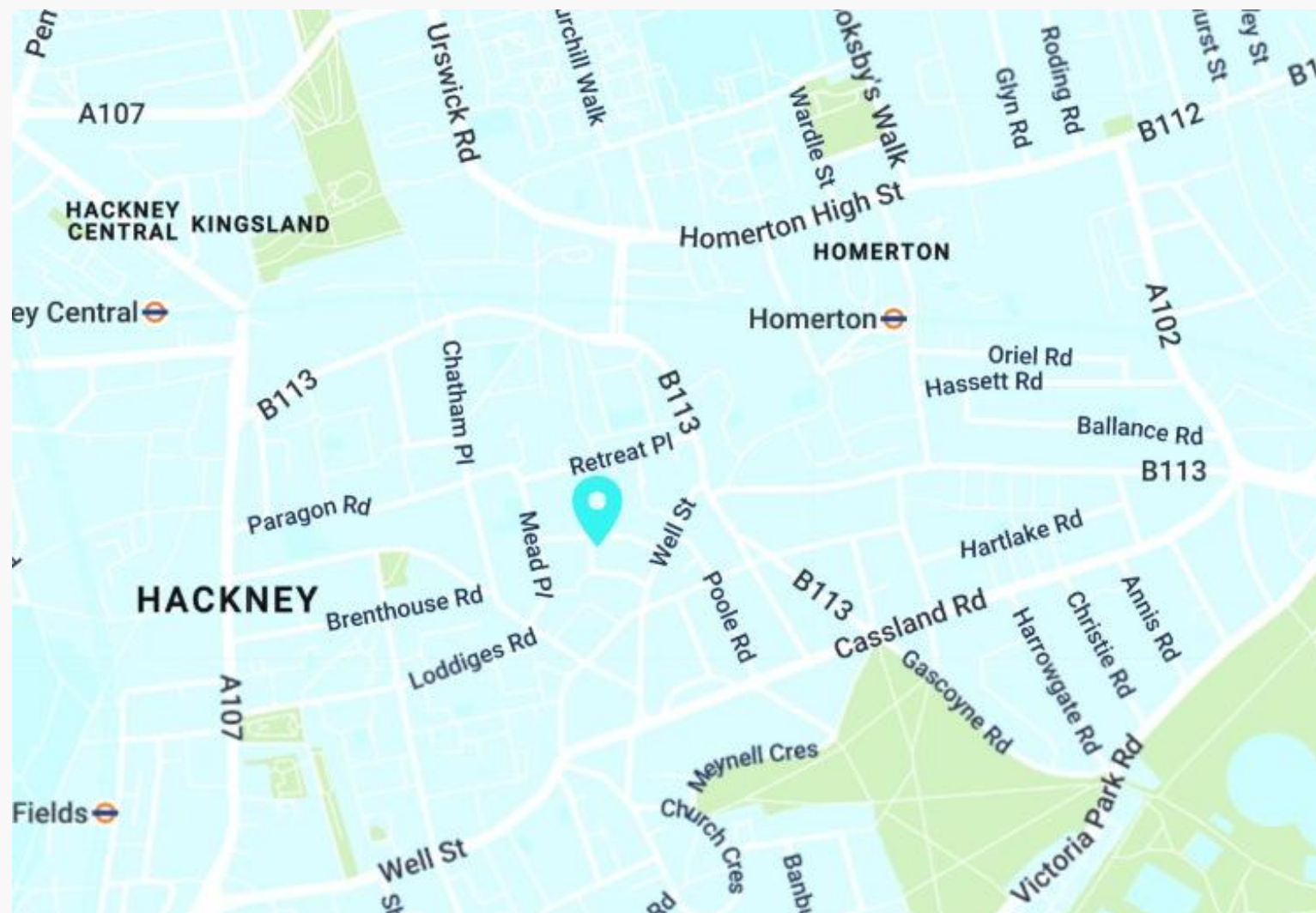
London Fields – 15 Mins Walk



AREA

Situated just off Well Street which is a bustling local high street boasting an number of independent retailers, bars, restaurants and a large Tesco supermarket, the nearest station is Homerton which provides quick and easy links to Stratford, Liverpool Street and the City.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	RENT (PA)	PRICE	RATES (PA)	SERVICE CHARGE (PA)
Lower Ground	3,334	£55,000	£850,000	£15,600	£12,500

TERMS

The property is being sold with vacant possession & offers are sought in the region of £850,000, reflecting a capital value of £255 psf. Or on a new lease

PLANNING

The building lies within the London Borough of Hackney and has established E- class use.

CONTENT

View on our website



TENURE

The property is held by way of long leasehold of a 150-year lease, from Jan 2014.

SERVICE CHARGE

Full service charge details can be provided to interested parties on request,

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



OLI COHEN
PARTNER
jm@belcor.london
07872 350 838



ROB ELMAN
AGENCY
re@belcor.london
07867 494 173

020 7375 3444
www.belcor.london