Est. 1955

Tarn &Tarn

UNIT 1 - 65 TUDOR ROAD, HACKNEY, LONDON E9 7FH

MODERN WORKSPACE/ SHOWROOM UNIT

1,916 FT²



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DESCRIPTION

The available accommodation comprises the ground floor of this mixed-use building. The unit benefits from a large open plan with great natural light, a kitchen, W/C facilities, good ceiling height, and a rear garden area. The unit would ideally suit a variety of users, such as artists, designers, photographers, or other creative businesses.

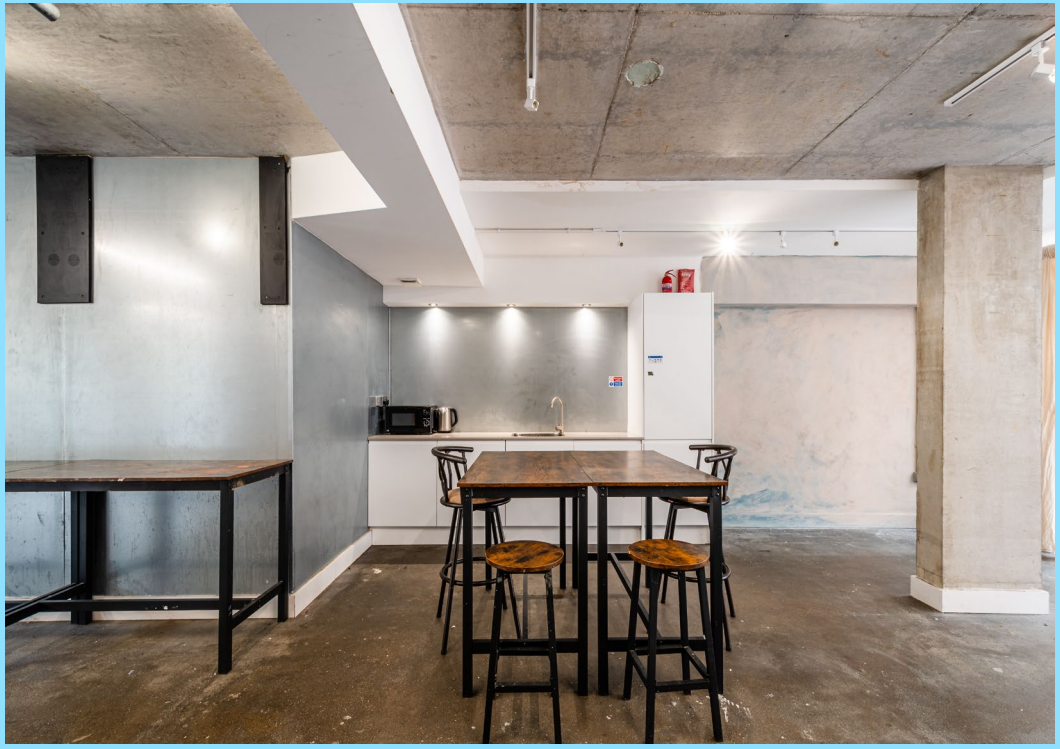
AMENITIES

- Great Natural Light
- Good Ceiling Height
- Large Outside Garden Area
- Disabled WC's
- Street Access
- Kitchen
- 3-Phase Electrical System
- LED Lighting











LOCATION

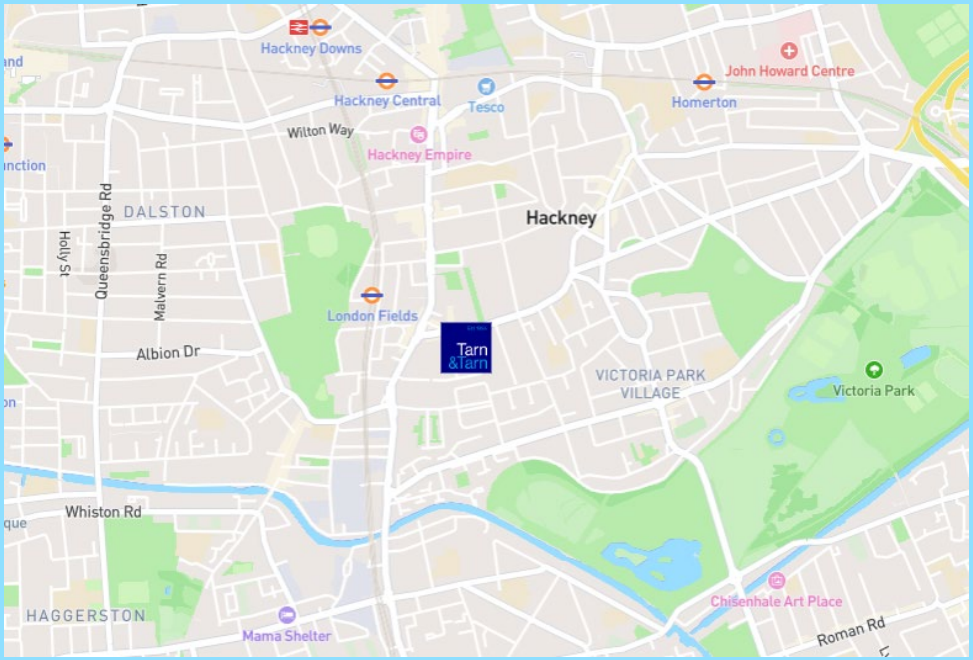
THE AREA

The property is located on Tudor Grove, which runs parallel to Mare Street and runs on to Well Street. It is situated centrally within the London Fields area, a fast-growing hub for the creative industry, with numerous amenities such as restaurants, shops and bars in the locality. The area is also very well connected, served by numerous local bus routes as well as being a five-minute walk away from London Fields Overground Station.

TRANSPORT

- London Fields (8-minute walk) – Overground Line
- Hackney Central (17-minute walk) – Overground Line
- Hackney Downs (24-minute walk) – Overground Line





ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE(£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground	1,916				
TOTAL	**1,916**	**£55,000**	**N/A**	**£21,492**	**£76,492**

BUILDING INSURANCE

Current Cost: £1,500 per annum

TERMS

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

EPC

Rating: A

VAT

Not Applicable

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



VIEWINGS VIA TEAM OR JOINT AGENTS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.