

Est. 1955

Tarn &Tarn

**6 SYLVESTER PATH,
HACKNEY,
LONDON
E8 1EN**

**INDUSTRIAL STYLE
WORKSPACE IN
CLOSE PROXIMITY TO
HACKNEY CENTRAL
STATION**

868 FT²



DESCRIPTION

A first-floor studio of real character within a beautifully restored Victorian warehouse, finished to an exceptional standard throughout. Pitched-roof skylights and large windows on three elevations flood the timber floors with natural light all day, while original ceiling heights lend the space an openness that's rare at this level. Reclaimed pendant lighting suspended from the apex completes the picture. Entirely self-contained with its own WC and kitchenette, the studio suits a wide range of occupiers — from creative studios and consultancies to wellness practitioners and beyond.

SUMMARY

- Great Natural Light
- First Floor
- Industrial Character Features
- Self Contained Amenities
- Pitched Roof Skylight
- Timber Flooring
- Entry Phone System
- Good Ceiling Height





LOCATION




THE AREA

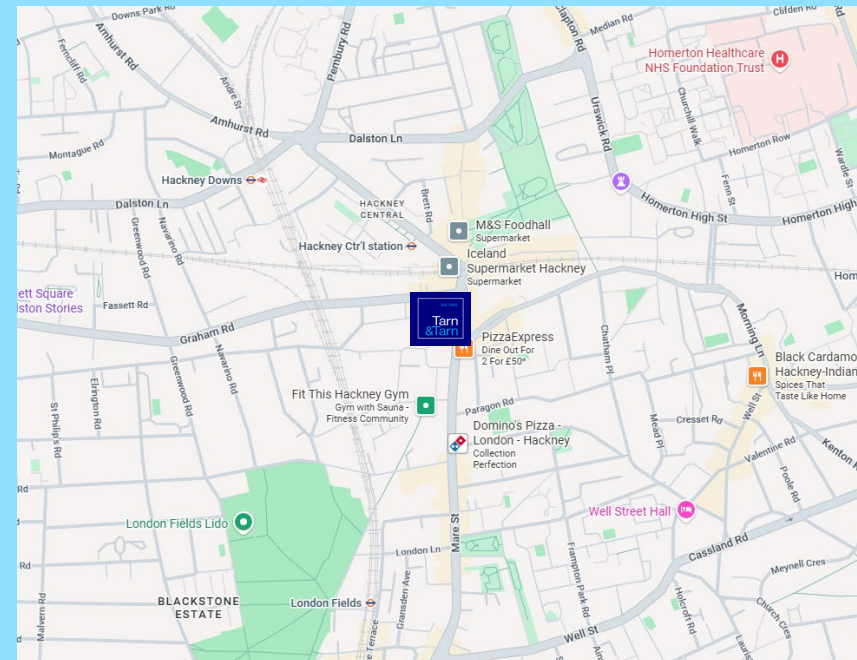
Tucked away behind the Hackney Empire, Sylvester Path is a charming pedestrian thoroughfare linking Sylvester Road with Wilton Way. Rich in character and history, the path weaves past a distinctive mix of period and listed buildings alongside striking modern architecture, giving the area a unique and creative energy.

The surrounding neighbourhood is alive with independent restaurants and coffee shops, while the much-loved Old Ship sits just a couple of doors away, offering food, drinks and four-star accommodation. Hackney Central and Mare Street are both only a short stroll away, placing the best of Hackney's culture, connectivity and lifestyle right on the doorstep.



TRANSPORT

-  Hackney Central (2-minute walk) - **Overground Line**
-  Hackney Downs (8-minute walk) – **Overground Line**
-  London Fields (9-minute walk) – **Overground Line**



ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 st Floor	868	£25,000	£TBC	£7,992	£32,992
TOTAL	868				

TERMS

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

BUILDING INSURANCE

TBA

VAT

Applicable

LOCAL AUTHORITY

London Borough of Hackney

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.

BUSINESS RATES

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



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&Tarn

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



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