Commercial Office Space
2,175 sq. ft. / 202 sq. m
Cost effective, fully fitted & furnished office 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

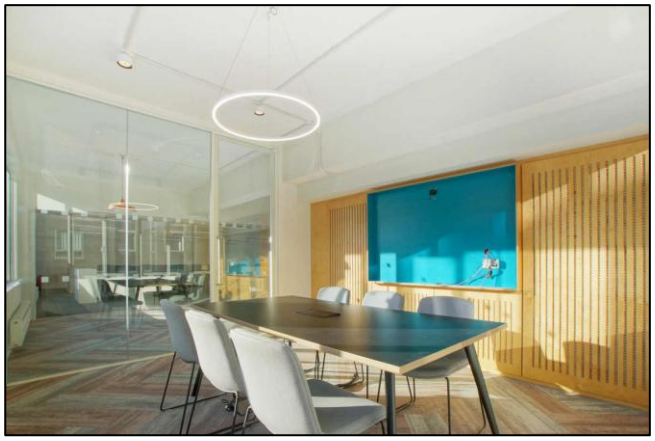
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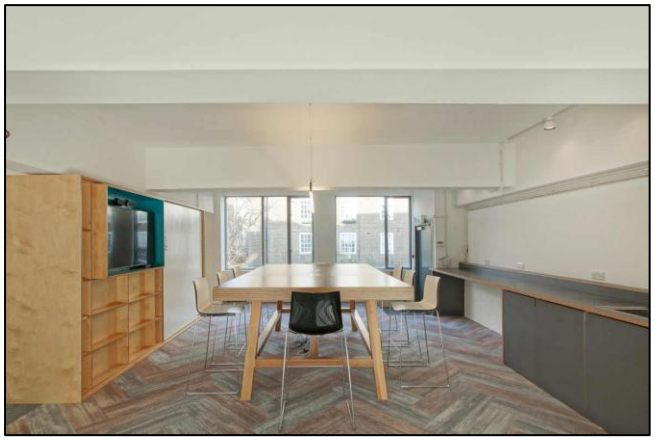












DESCRIPTION

The first floor 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.

The unit is 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

LEASE

A new lease for a term until December 2027

RENT

Per Annum	Per sq. ft.
£30,000	£13.79

SERVICE CHARGE

Per Annum	Per sq. ft.
£6,525.00	£3.00

RATES

We have been advised that the business rates payable for the year 2026/27 are:

Per Annum	Per sq. ft.
£27,440.00	£12.62

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£63,965	£5,330

PLEASE CONTACT

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