



Stanton Walk, Cambridge Heath, London, E2 9FR

Leisure, Office To Let | £35 per sq ft | 1,187 sq ft

020 8520 9911
www.strettons.co.uk

Canal-side commercial unit with floor-to-ceiling glazing in vibrant Hackney E2



- Self-contained canal-side commercial unit
- Suitable for leisure or office use
- Floor-to-ceiling glazing with excellent natural light
- Generous ceiling heights
- Courtyard setting within mixed-use development
- Air conditioning installed
- Loading facilities and strong servicing access
- Access to on-site gym and secure cycle storage

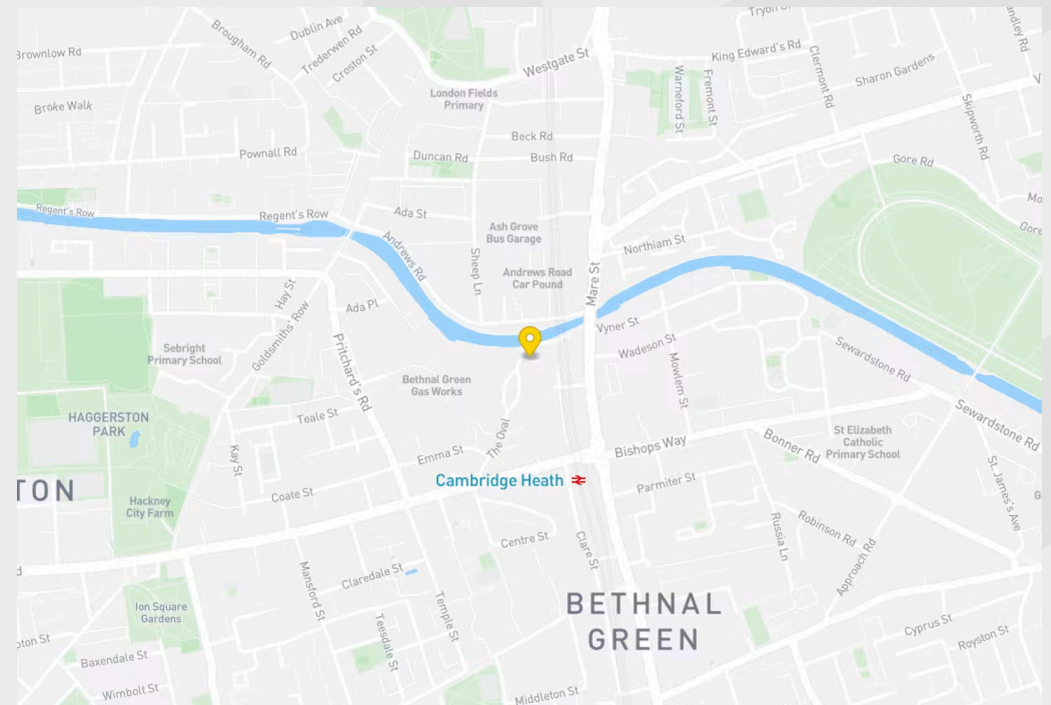


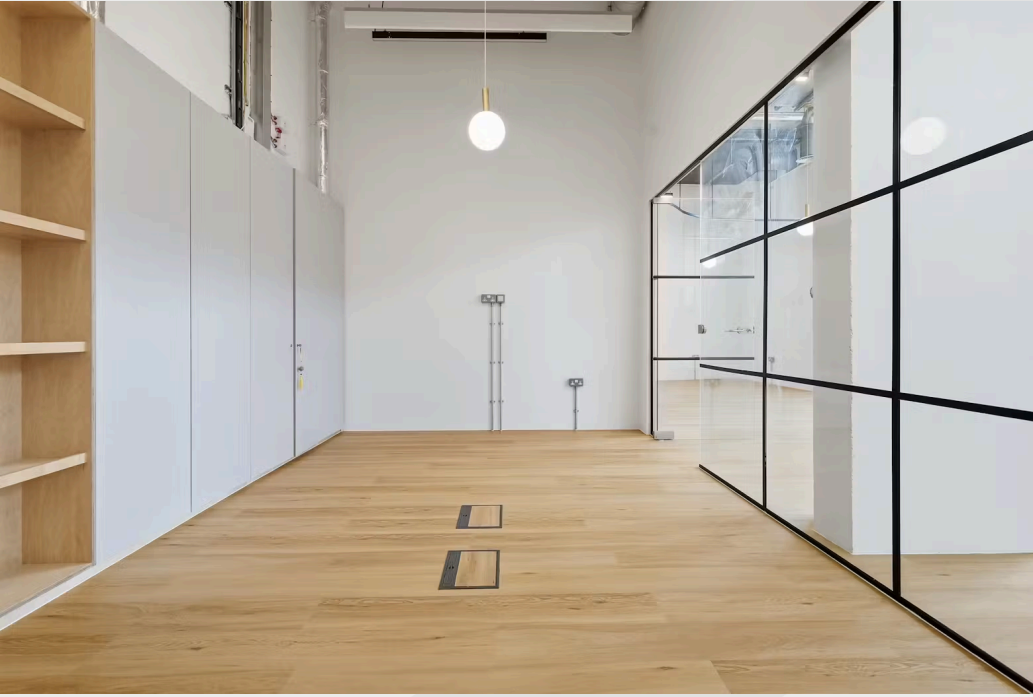
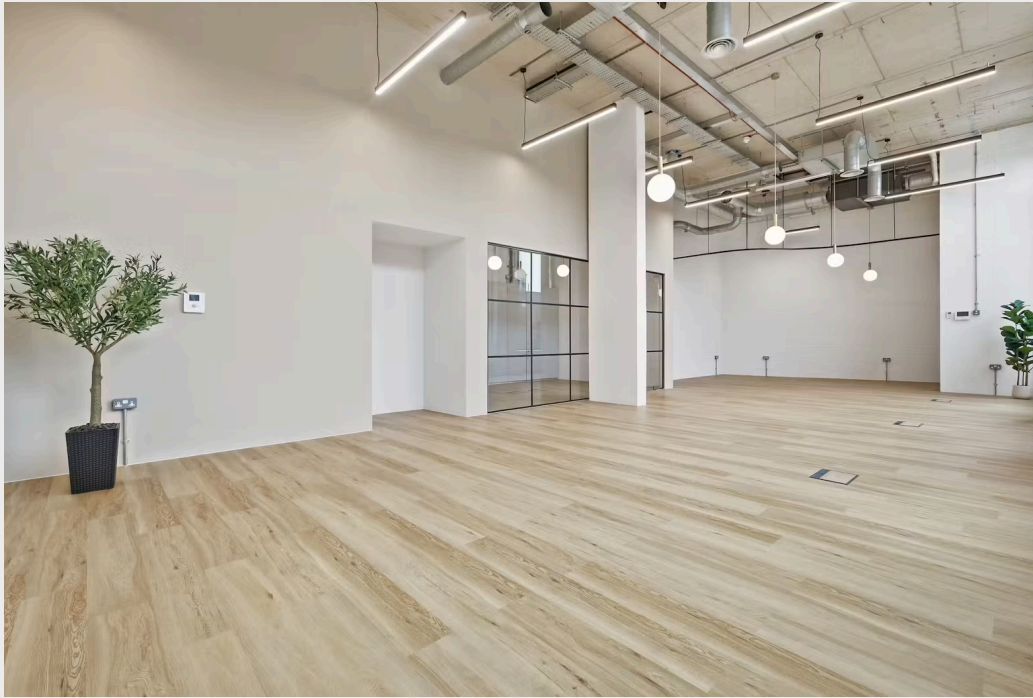
Description

Unit 2 at Empress Works provides a high-quality, self-contained commercial space within a striking canal-side development in Hackney E2. Offering excellent ceiling heights and floor-to-ceiling glazing, the unit benefits from strong natural light and frontage within an attractive courtyard setting. Suitable for leisure or office use, the space presents an opportunity for occupiers seeking a characterful environment within a well-established creative and residential neighbourhood.

Location

Situated alongside Regent's Canal, close to Broadway Market and London Fields, Empress Works lies within one of East London's most vibrant districts. The area benefits from strong footfall, a thriving hospitality scene and a growing creative occupier base. London Fields and Cambridge Heath stations are both within walking distance, providing convenient access to the City and wider East London.





Accommodation / Availability

The accommodation comprises the following areas:

Unit	Size	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - Unit 2	1,187 sq ft	110.28	£35	£9.40	£4.06	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)
[Floor Plans](#)

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