Est. 1955
Tarn &Tarn

TO LET



16-22 Pritchards Road

Hackney, London, E2 9AP

Versatile Commercial Building with On-site parking

6,989 sq ft
(649.30 sq m)

- Self Contained
- 2x Dedicated On-Site parking
- Use Class E
- Excellent Ceiling Height
- Good Natural Light
- Existing changing rooms, showers and WC facilities
- Industrial Character

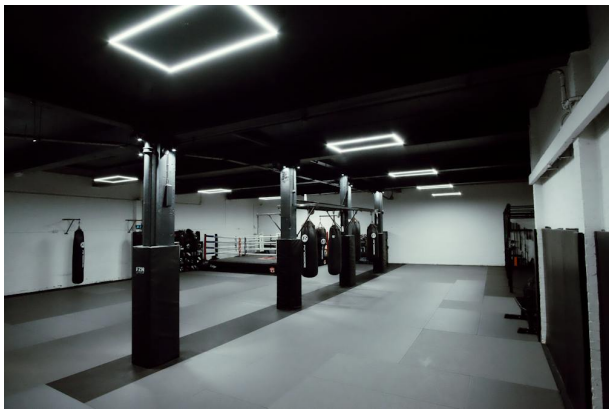
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London E1 6BD
020 7377 8989

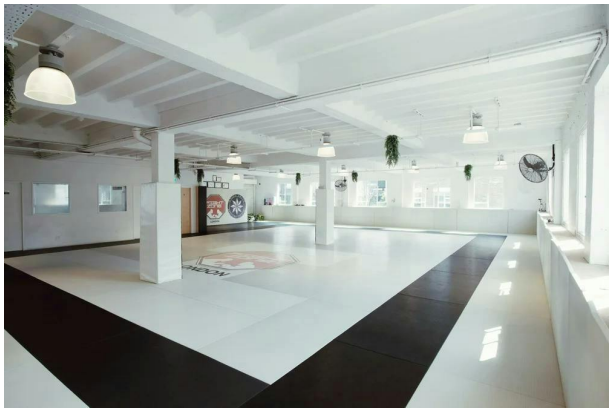
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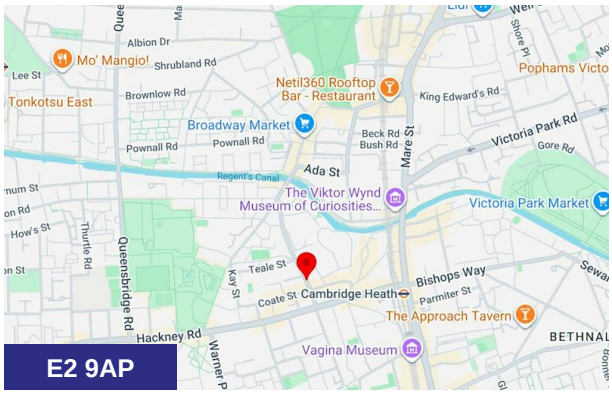
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Summary

Available Size	6,989 sq ft
Rent	£230,986.45 per annum
Rates Payable	£58,910 per annum
Rateable Value	£137,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D







Description

The property comprises a self-contained commercial unit arranged over ground and first floors, extending to approximately 6,989 sq ft. The accommodation benefits from generous ceiling heights, good natural light and predominantly open-plan space, offering flexibility for a variety of commercial occupiers. Previously occupied as a martial arts facility, the property benefits from existing changing rooms, shower facilities, WCs, reception and ancillary storage. Further benefits include dedicated on-site parking, separate access and Class E use, making the property suitable for a range of potential uses.

Location

Situated on Pritchards Road, between Bethnal Green and London Fields, the property benefits from an established East London location surrounded by independent retailers, cafés, restaurants and creative businesses. Nearby amenities include Ozone Coffee Roasters, E. Pellicci, Broadway Market and Columbia Road Flower Market, with further shops and eateries along Hackney Road. The property is well connected, with Cambridge Heath Overground, London Fields Overground and Bethnal Green Underground (Central Line) stations all within easy reach, providing convenient access to the City and Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,533	421.13
1st	2,456	228.17
Total	**6,989**	**649.30**

Viewings

Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the LTA Act 1954

Viewing & Further Information

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Tarn & Tarn endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.
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