



**TO LET**

**22-27 The Oval, London,  
E2 9DT**

**975 sq ft**

**Creative Studio For Let  
All Inclusive Rent**



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## Description

An amazing opportunity to be apart of a creative community in Hackney, this third floor studio unit has a versatile use base which makes it perfect for an array of businesses. Offered open plan, with shared toilet and kitchenette, the space benefits from good natural light as well as the classic Hackney warehouse charm.

The property is located a few minutes walk from Broadway Market and London Fields, the Oval offers a quiet yet vibrant office location in the up and coming area of Hackney making it a perfect space for any business.

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## Key points

- Third Floor Office
- Close Proximity To Broadway Market
- £55,000 Per Annum Inclusive - Business Rates Payable
- Great Opportunity To Be Part Of A Creative Community
- Creative Space With Great Natural Light
- Hackney Warehouse Style



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## Location

The local area benefits from an array of cafés, restaurants and bars nearby, most notably the amenities on Broadway Market and Columbia Road. The area benefits from excellent transport links to Shoreditch, the City and The West End via numerous bus routes. London Overground and Underground services are also available via Cambridge Heath and Bethnal Green.

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## Transport Links



Cambridge Heath 0.1 Miles



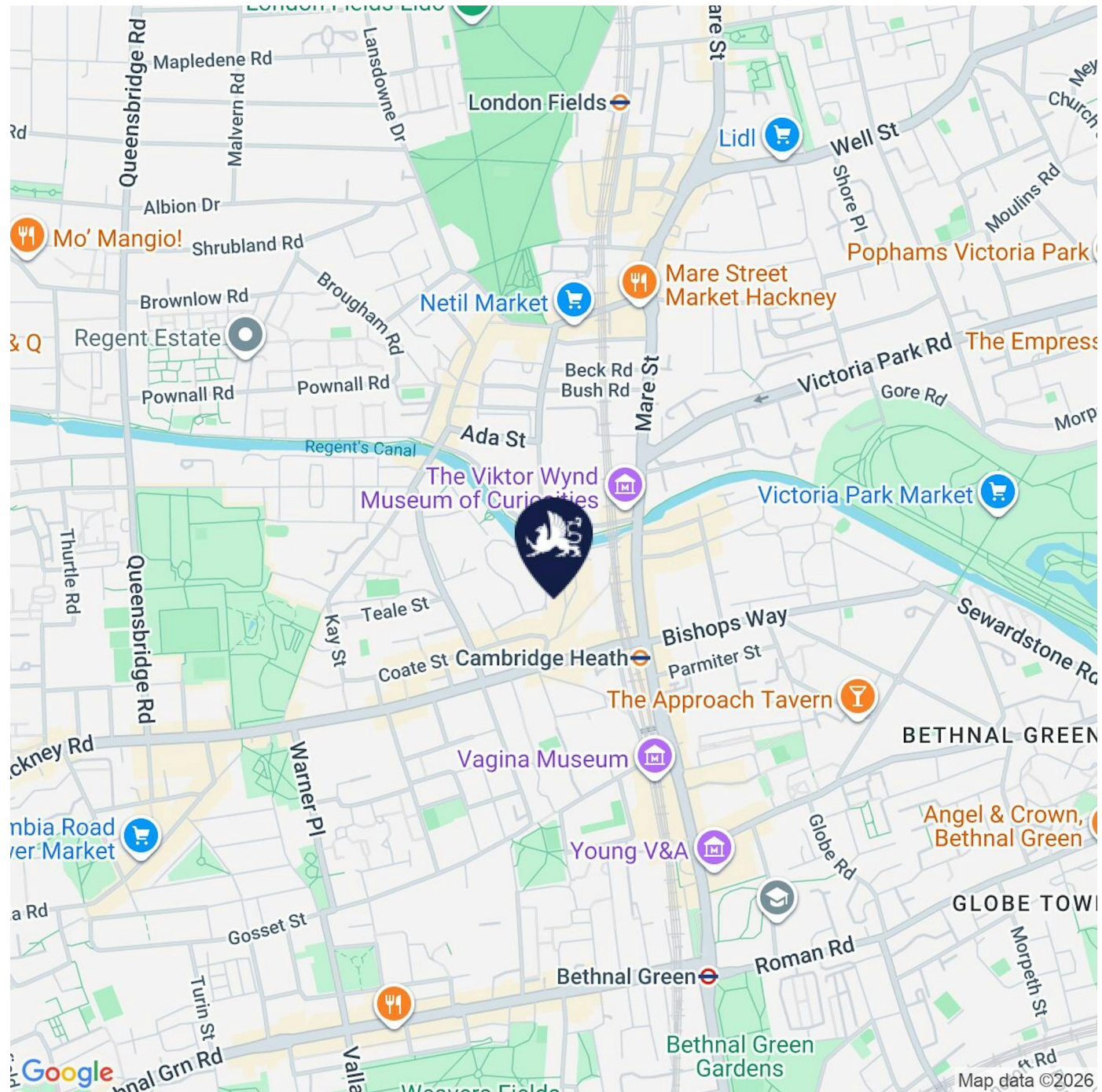
Bethnal Green 0.5 Miles

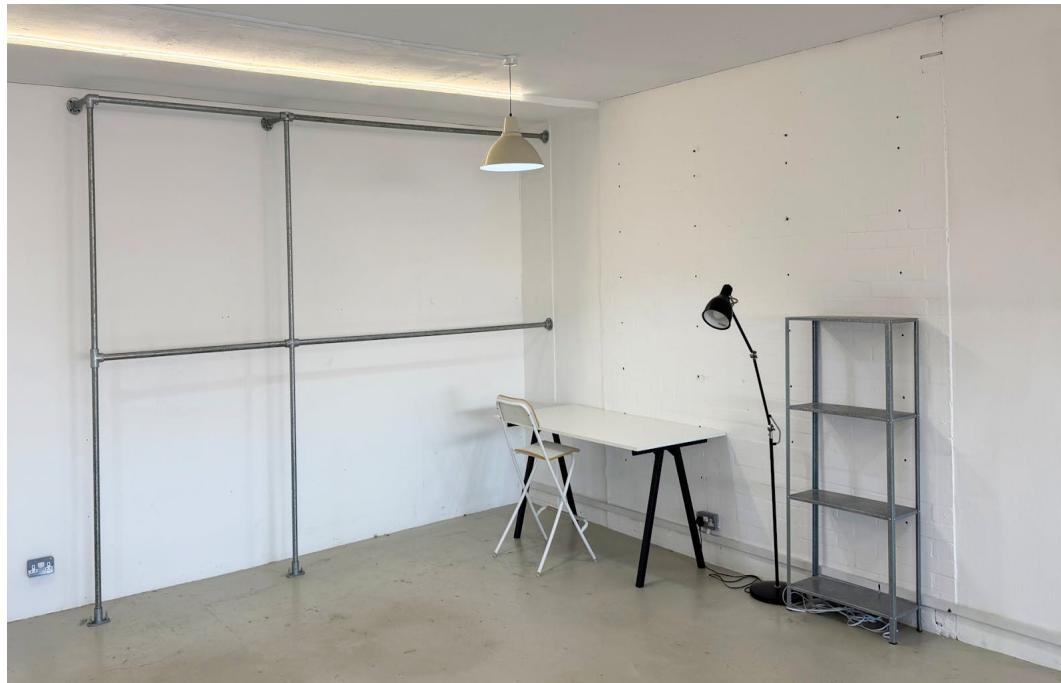


London Fields 0.5 Miles



Bethnal Green Rail 0.6 Miles





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## Accommodation

Name	sq ft	sq m	Availability
Unit - 3rd Floor	975	90.58	Available

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## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

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## Rents, Rates & Charges

Lease	New Lease
Rent	£55,000 per annum All inclusive
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	D (76)

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