



Leagrave Street

London, E5

**Open Plan Ground Floor
Space in East London -
Suitable for Gyms, Vets,
Nursery and Other Leisure
type Operators**

2,900 sq ft
(269.42 sq m)

- Ground Floor Only
- Corner Window Frontages
- Below Large New Residential Development
- 3 Phase Electricity
- Shell & Core Condition

Leagrave Street, London, E5

Summary

Available Size	2,900 sq ft
EPC Rating	Upon enquiry

Description

To be let in shell condition with 3 Phase electricity laid out over ground floor only with prominent double corner window frontages for good exposure and natural daylight.

Location

Located in the heart of Hackney, East London below a large new residential block and in a residential setting overlooking greenery. Close to public transport links and only 5 minutes drive from town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shell	2,900	269.42
Total	2,900	269.42

Tenure

New Lease Available for a term to be arranged

Rent

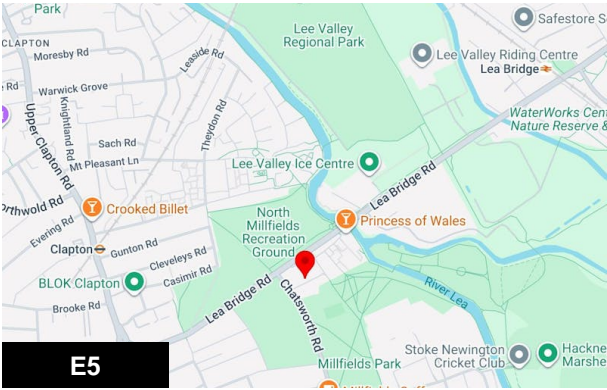
Offers in the region of £35 per sq ft

Tenant Incentives

Rent free available in order to compensate fit out

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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