



Unit 3 Markian House, 52-56 Pritchards Road

Hackney, London, E2 9AP

Characterful Open-Plan Workspace

925 sq ft
(85.94 sq m)

- 24/7 On-Site Staff
- Open Plan
- Access to Outdoor Communal Space
- Industrial Style
- Good Ceiling Height
- Good Natural Light

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Summary

Available Size	925 sq ft
Rent	£36.97 per sq ft
Rates Payable	£800 per month Approx.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation a characterful workspace offering an open-plan layout with good ceiling height and excellent natural light. The space benefits from an industrial-style finish and access to outdoor communal space, providing an attractive and flexible working environment. The building is supported by 24/7 on-site staff, offering additional security and convenience for occupiers. Located on Pritchards Road, the property sits within a vibrant creative district close to Regent's Canal, with a mix of independent businesses, creative occupiers, cafés and amenities nearby.

Location

The property is prominently located on Pritchards Road, just moments from Regent's Canal, within a vibrant creative district. The area is home to a thriving mix of creative businesses, independent retailers and office occupiers, including Containerville, a unique community of small businesses housed within upcycled shipping containers. Broadway Market is also a short walk away, offering a diverse mix of independent cafés, restaurants, pubs and street food vendors. The property is well connected, with Cambridge Heath, London Fields and Bethnal Green stations all within easy reach, alongside Hackney Central and Hoxton stations, providing convenient connections across London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 3	925	85.94	Available
Total	925	85.94	

Viewings

Strictly by appointment only

Terms

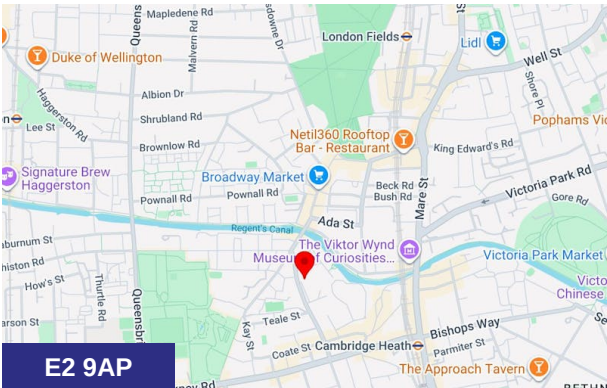
New FRI Lease Outside the LTA Act 1954

Bills

Utilities, internet and other occupier costs are excluded from the rent. Interested parties are advised to make their own enquiries with relevant providers regarding approximate costs.

Building Insurance

Approximate Cost: £400 Per Annum



Viewing & Further Information

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