



222B Haggerston Road

London, E8 4HT

Ground floor Class E unit To Let in Haggerston Road.

822 sq ft
(76.37 sq m)

- Open-plan retail/sales area
- New lease
- Available now
- Strong pedestrian & vehicular passing trade
- Short walk to Haggerston Overground Station
- Easy access to Shoreditch, Hoxton, Dalston and the City of London

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Summary

Available Size	822 sq ft
Rent	£26,000 per annum
Rateable Value	£16,500
Service Charge	No service charges. Building insurance cost is approx. £292 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

A well-presented ground floor retail unit providing bright and versatile accommodation, ideally suited to a variety of commercial occupiers. Benefitting from Class E use, the premises are suitable for retail, office, showroom, café (subject to any necessary consents), medical, and other service-based businesses.

The unit offers excellent frontage onto Haggerston Road, providing strong visibility and signage opportunities. Internally, the accommodation is arranged to provide flexible open-plan retail space with ancillary storage and staff facilities, making it suitable for a range of business requirements.

Location

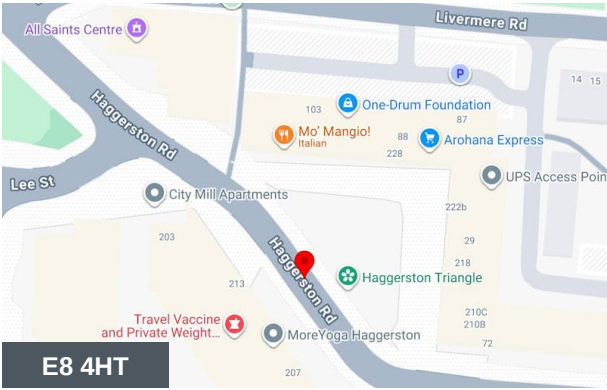
The property occupies a prominent position on Haggerston Road, a busy thoroughfare connecting Hoxton, Haggerston and Dalston. The surrounding area has undergone significant regeneration in recent years and benefits from a vibrant mix of residential, retail, leisure and office occupiers, generating consistent pedestrian and vehicular traffic.

Excellent transport links are available, with Haggerston Overground Station within a short walk, providing direct connections to Shoreditch High Street, Highbury & Islington and Canada Water. Numerous bus routes also serve the area, while Hoxton, London Fields and Shoreditch are all easily accessible.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	822	76.37	Available
Total	822	76.37	



Viewing & Further Information



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Energy performance certificate (EPC)

222b Haggerstone Road
LONDON
E8 4HT

Energy rating

B

Valid until:

13 February 2035

Certificate number:

8356-8659-6348-2718-3797

Property type

Retail/Financial and Professional Services

Total floor area

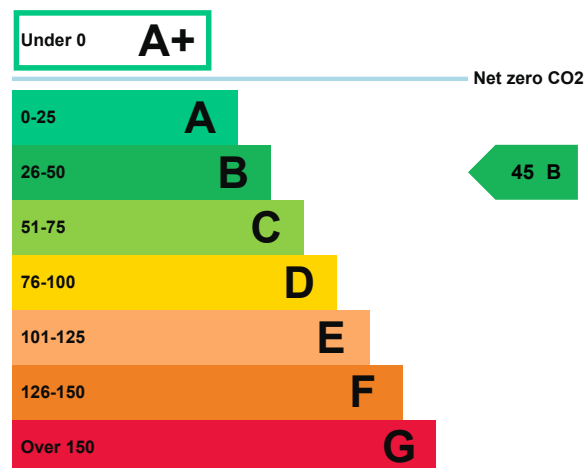
74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 A

If typical of the existing stock

47 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	16.6
Primary energy use (kWh/m ² per year)	179

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9991-4732-3250-4534-4728\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ori Reiss
Telephone	07834488833
Email	ori@epcassure.com

Contacting the accreditation scheme

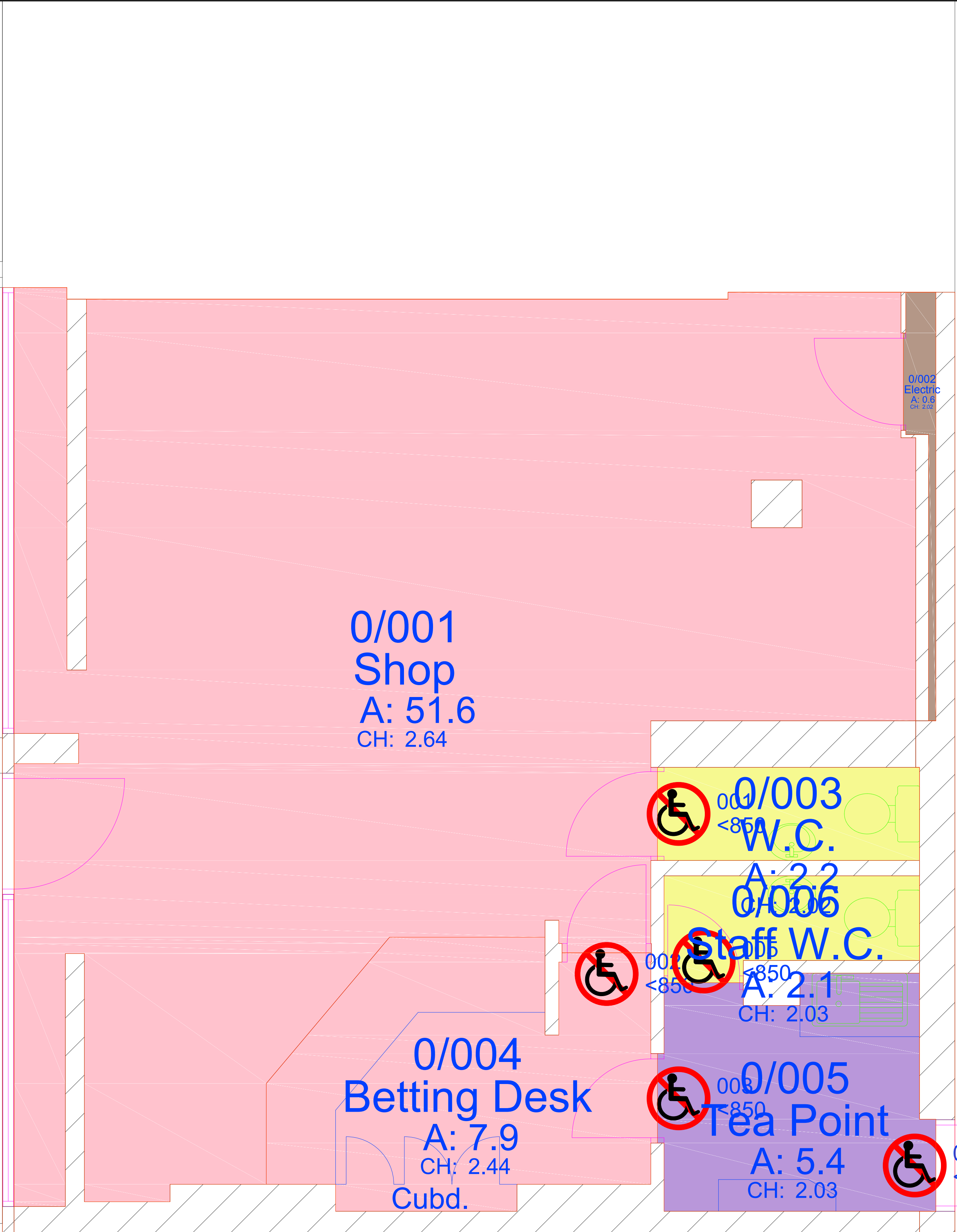
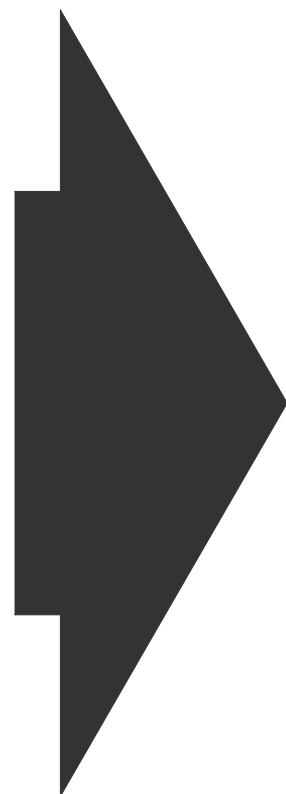
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028124
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road london
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2024
Date of certificate	14 February 2025

Main Entrance



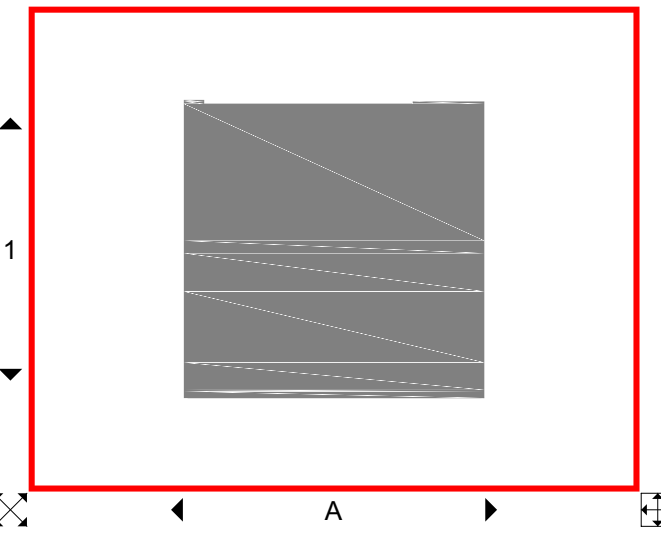
Main Building
Ground Floor
GEA: 79.6 GIA: 76.4
TRA: 69.8 NIA: 64.9

222B Haggerston Road

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Site Area:
Gross External Area: 79.6
Gross Internal Area: 76.4
Total Room Area: 69.8
Net Internal Area: 64.9

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS MUST BE TAKEN ON SITE.



Accommodation	Retail
Changing/Cloaks	Sport/Fitness
Child Care	Store
Circulation	Toilet
Dining	Training/Teaching
Kitchen	Unclassified
Medical	Utility
Office	Vehicle Storage
Plant	Workshop
Recreation	Worship
Resource	

00	Initial Supply	CC	ARB	28/04/2015
Rev	Description	Drm	Chk	Date



CAD-CAPTURE AssetCapture™ www.assetcapture.net Tel: 01254 504450

Property: 222B Haggerston Road
Title: Ground Floor Plan

Area Information	Job:	S6058
Total Site Area:	Scale:	1:25@A1 1:50@A3
Gross External Area:	Date:	28/04/15
Gross Internal Area:	Survey:	08/04/15
Total Room Area:	Drawn:	CAD-CAPTURE
Net Internal Area:	Checked:	ARB
Filename:	222B Haggerston Road.dwg	
Drawing No:	222B Haggerston Road	