

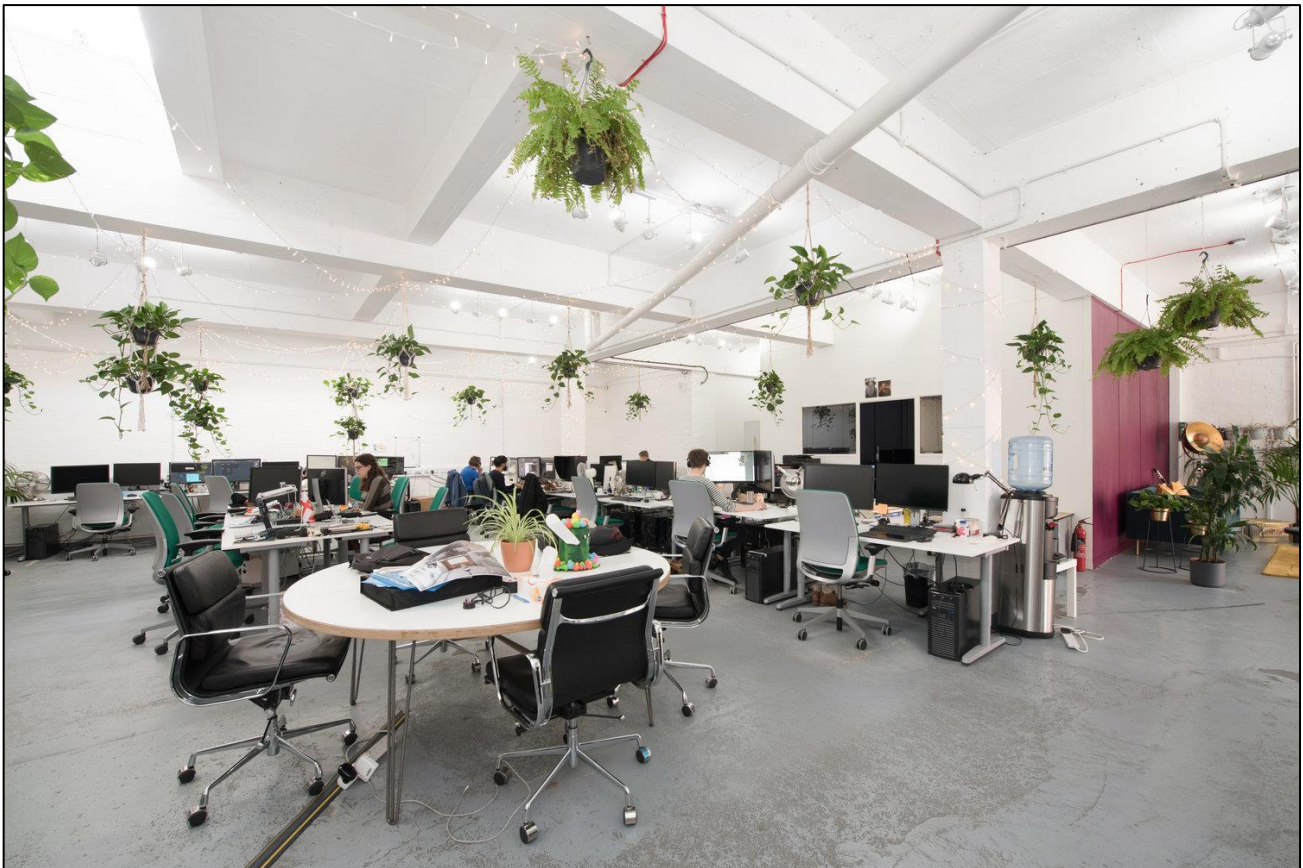
Commercial Office/Studio Space

3,011 sq. ft. / 279.7 sq. m.

Modern industrial warehouse conversion available just moments from Cambridge Heath & the Regents Canal

TO LET

Markian House, 52-56 Pritchards Road, Hackney E2 9AP



LOCATION

Pritchards Road offers a quiet yet vibrant office location in the up and coming area of Hackney. The local area benefits from a variety 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.

TRANSPORT

Cambridge Heath (London Overground)
Bethnal Green (Central tube line and London Overground)
Hoxton (London Overground)
Bus routes (26, 48, 55, N26 & N55)
Santander Cycles (Pritchards Road)



DESCRIPTION

This modern industrial building located on the popular Pritchard's Road provides bright, self-contained and open plan office space arranged over the ground floor.

The building boasts excellent floor to ceiling height and retains a variety of industrial features including exposed brickwork and exposed steel columns.

AMENITIES

- Self-contained
- Generous floor to ceiling heights
- Excellent natural light
- Open plan
- Exposed brickwork & steel columns
- Central heating
- Demised WCs
- Shower
- Outside the congestion charge zone
- Entryphone system

APPROXIMATE FLOOR AREAS

Ground floor 3,011 sq. ft. 279.7 sq. m.

LEASE

A new full repairing and insuring lease is available for a term by arrangement.

RENT & SERVICE CHARGE

£112,912 per annum plus VAT / £37.50 per sq. ft.

RATES

The rates payable for the year 2019/20 are approximately:

£20,622 per annum / £6.85 per sq. ft.

Interested parties are advised to verify these figures from the London borough of Tower Hamlets.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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