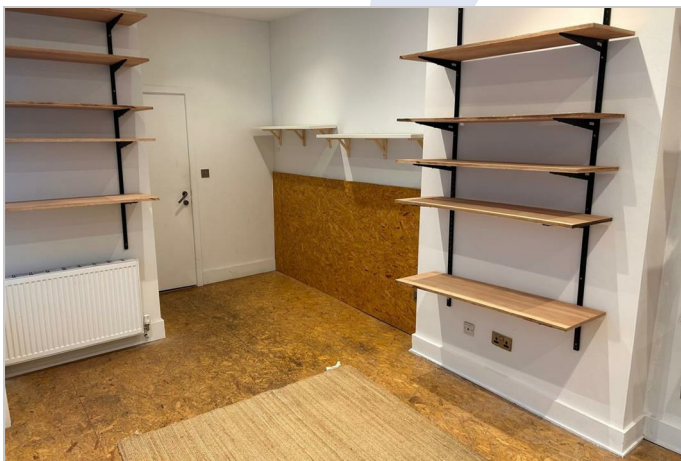


35 Fortescue Avenue (Ground Floor), Hackney, E8 3QB



£1,500 Per month

35 Fortescue Avenue (Ground Floor), Hackney, E8 3QB

£1500 pcm per floor (+ Service Charges)

Available immediately

A great commercial unit in hip Hackney. Round the corner from London Fields over ground station. Kitchen available on both floors - Shower room & toilet available on both floors.

Business Rates - RV £5800

CEPC - E

Mains - Gas/Electric/Water

Approx Gross Internal Area
21 sq m / 229 sq ft

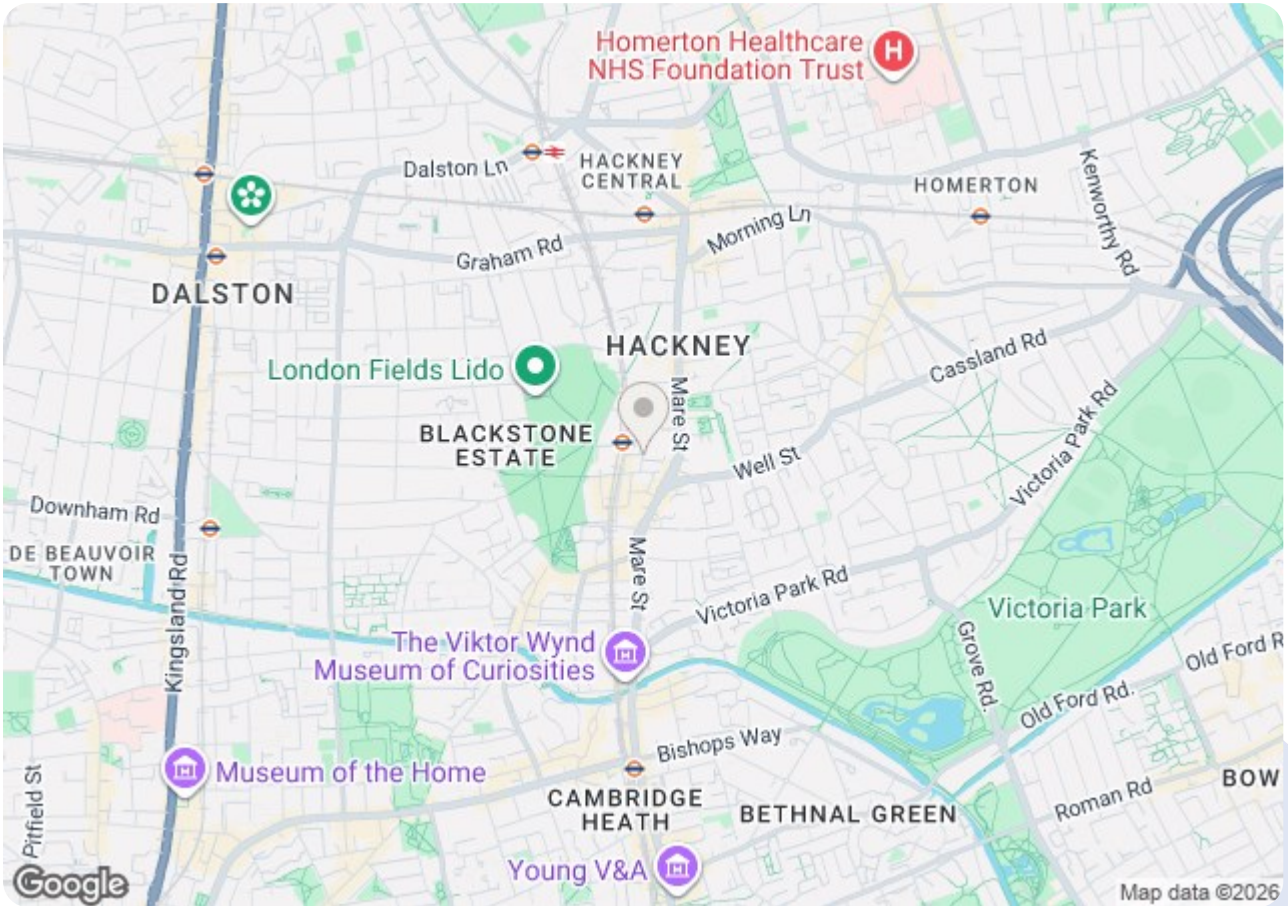


Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



54/56 Barking Road
 East Ham, London E6 3BP
 Telephone: (020) 8472 4422
 Property Management: (020) 8471 4224
 Fax: (020) 8471 5052
 E-mail: eastham@mcdowalls.com
 Website: www.mcdowalls.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

