



TO LET

**237 Hackney Road,
London, E2 8NA**

2,171 sq ft

**Self contained period
office/workshop
arranged over ground to
second floors**



VIDEO TOUR

stirlingackroyd.com



Description

Self-contained office arranged over three levels and providing 3,985 sq ft of characterful office space. The property benefits from entrances on both Scawfell Street and Hackney Road. The space further benefits from off-street parking.

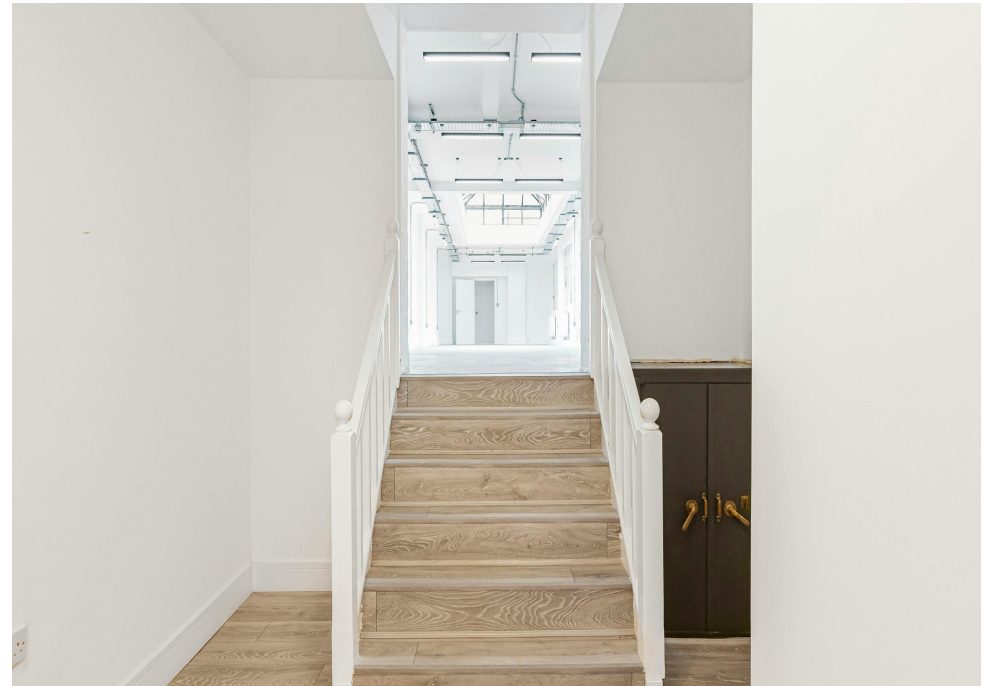
Character features have been retained where possible including sash windows and original timber flooring, and as part of the current refurbishment works there will be access to a new private courtyard terrace.

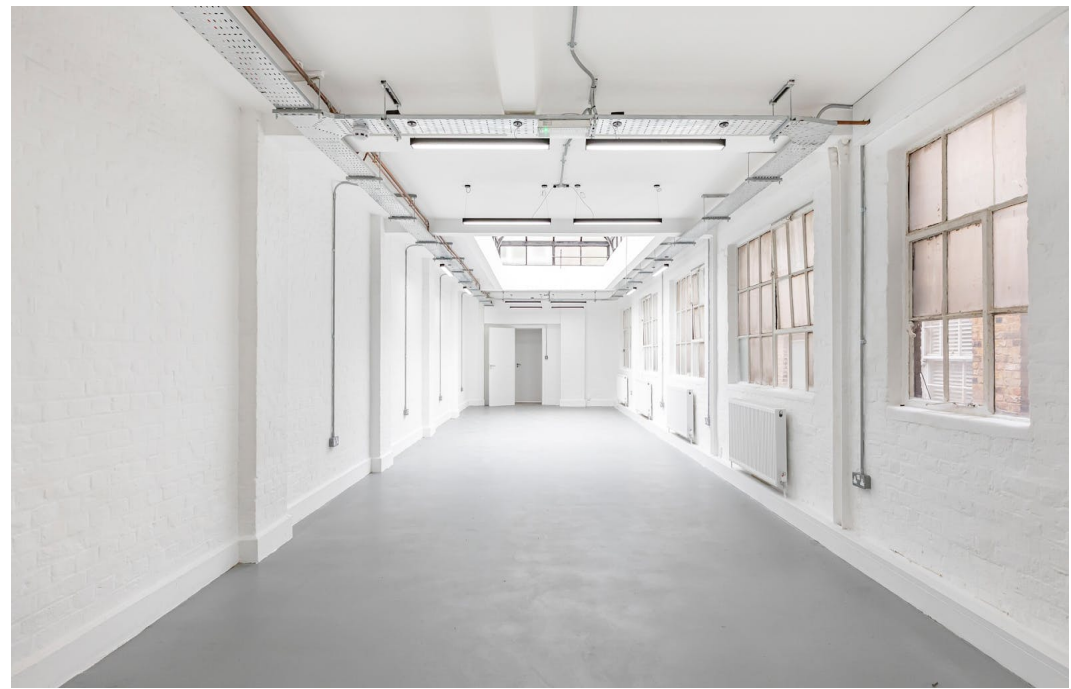
Location

The property is ideally located just off Hackney Road, providing access to central/east and north London. Hoxton Station (London Overground) is within easy walking distance. The shops, restaurants and bars of Brick Lane, Shoreditch and Hoxton are all within a few minutes' walk.

Key points

- Total space - 2171 sq ft
- Newly refurbished town house studio
- Self-contained
- Double fronted loading
- Off-street parking
- Original features throughout
- Warehouse feature windows
- Private courtyard terrace





Accommodation

Name	sq ft	sq m	Availability
Ground - Raised ground	2,171	201.69	Available

Viewing & Further Information



Harry Mann
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Rents, Rates & Charges

Lease	New Lease
Rent	£27.50 per sq ft
Rates	£5.47 per sq ft
Service Charge	On application
VAT	On application
EPC	B (48)

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