

To Let

287 RICHMOND ROAD

LONDON, E8 3BE

FORMER EDUCATIONAL AND OFFICE PREMISES
EDUCATIONAL AND CLASS E USES CONSIDERED

OFFICE, OTHER

GROUND FLOOR

10,173 SQ FT



No unauthorised parking
Wheel clamping in operation

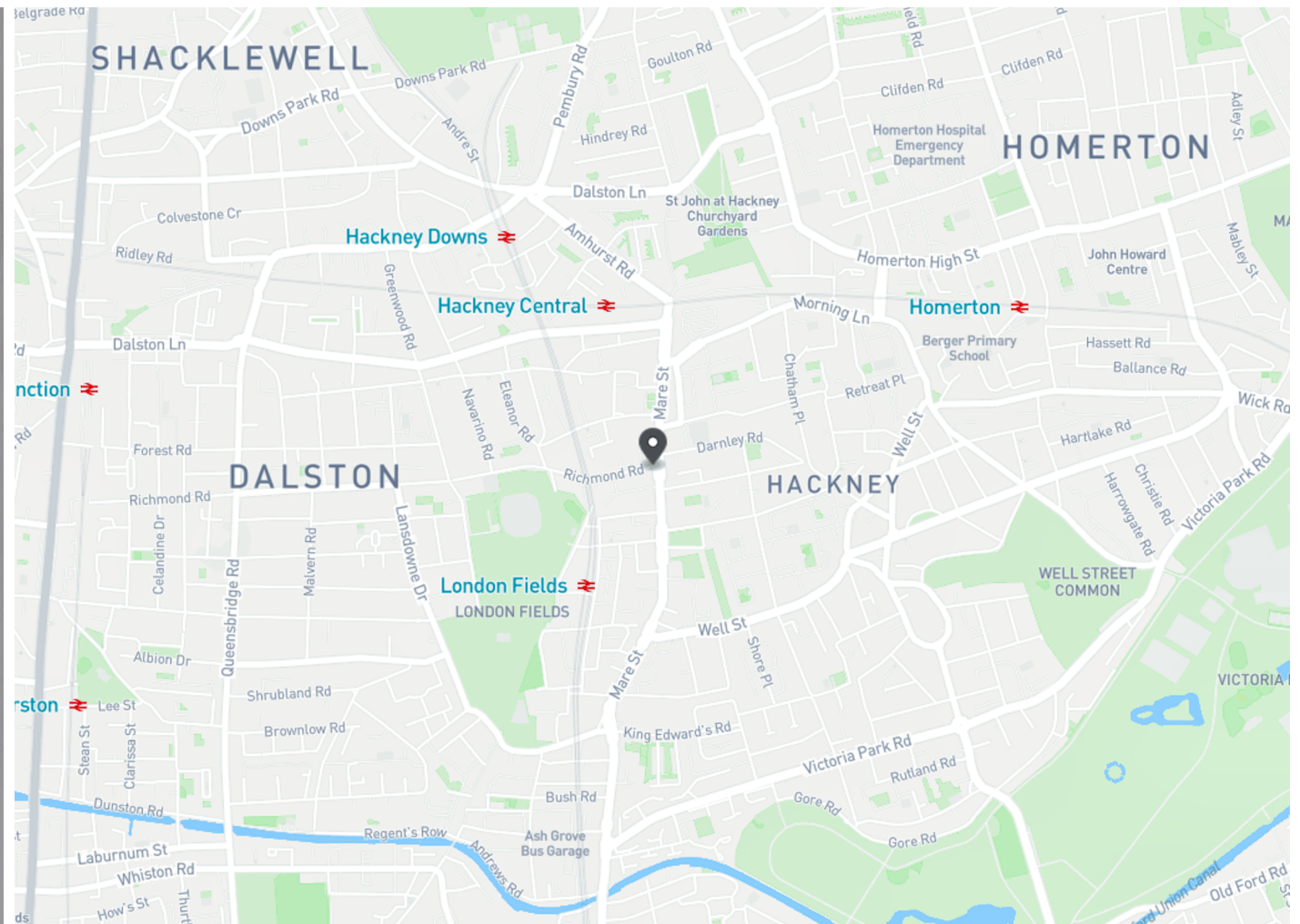
No Parking
Fire escape
Keep clear

RIB

ROBERT IRVING BURNS

LOCATION

The property benefits from excellent transport links, with London Fields Overground Station just a short walk away, providing quick access to Liverpool Street. Several bus routes serve the area, connecting to Shoreditch, the City, and beyond. The property is situated in the heart of Hackney, a vibrant and creative hub known for its independent cafés, boutiques, and cultural hotspots. Nearby occupiers include E5 Bakehouse, Netil Market, and Mare Street's thriving mix of bars and restaurants, making this a highly desirable location for businesses looking to tap into East London's dynamic atmosphere.



DESCRIPTION

This former educational centre for adult job specific learning is arranged on the ground floor. The unit is rectangular with with natural light afforded by floor to ceiling glass windows on either side.

The space is presented fitted into a series of class rooms with integrated comfort cooling system throughout.

The space benefits from entry gate system, raise flooring, WC facilities, kitchen area and data (not tested).









FINANCIALS

Name	sq ft	sq m	Rent
Ground	10,173	945.10	£217,500 /annum
Total	10,173	945.10	

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

Floor-to-ceiling glass windows

Fitted classrooms layout

Comfort cooling system

Entry gate system

Raised flooring

WC facilities

Kitchen area

Data points (not tested)

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Available Immediately

EPC

Available on request.

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

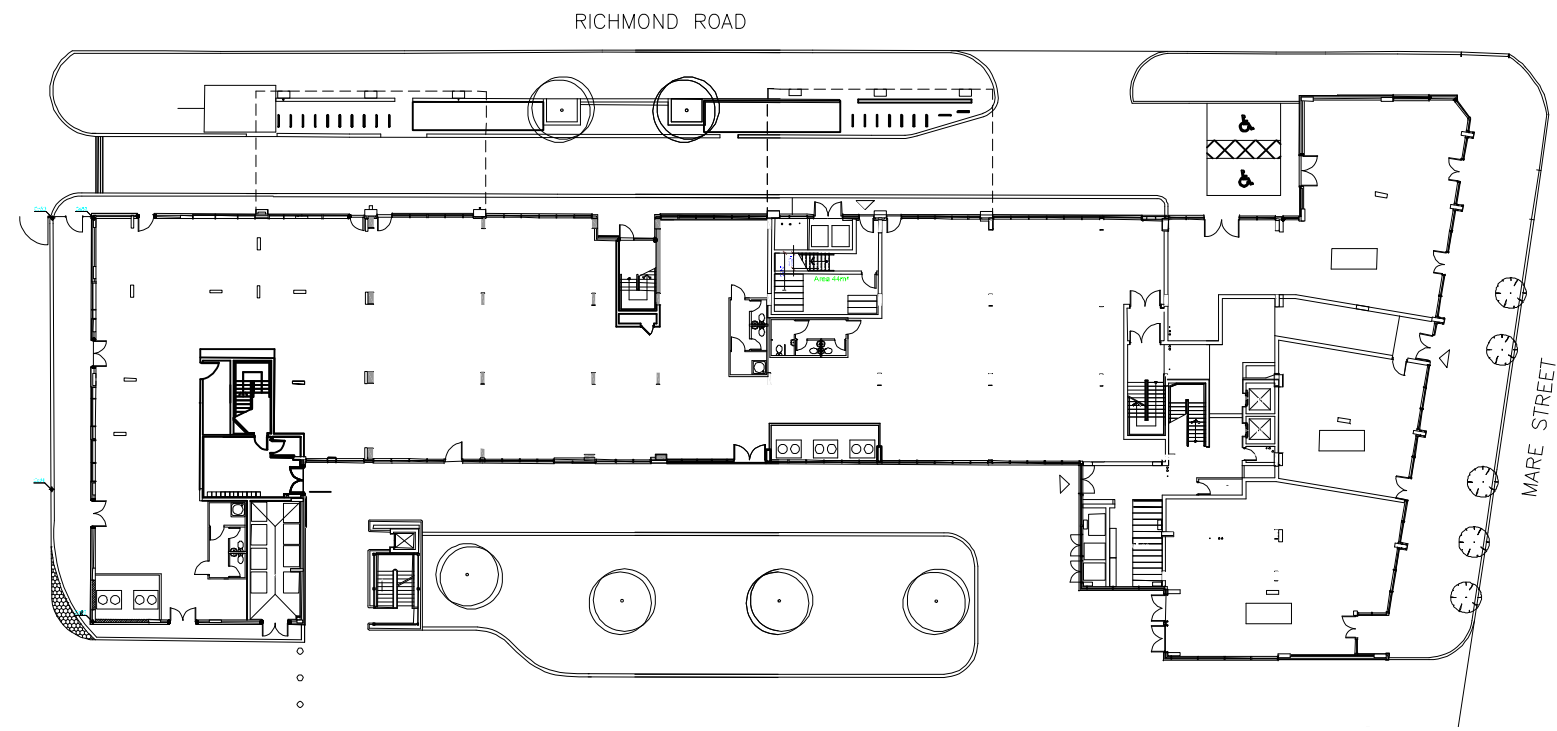
Feb 2025

RIB

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AREA OF APPLICATION

SITE PLAN 1:500

