



TO LET

**23 - 29 Paragon Road,
London, E9 6NP**

2,364 sq ft

F1 Community Class Unit
To Let



Description

This self-contained ground floor space is available under the F1 community class making this unit suitable for a variety of uses. The unit is perfect for an occupier looking to benefit from excellent floor to ceiling height with an open plan layout and good natural light.

Key points

- Suitable for a variety of uses under F1.
- Close to Hackney Central
- Good floor to ceiling height
- Ground floor self contained unit
- Suitable for Office and Retail use, subject to planning
- Excellent natural light
- Prominent return frontage
- Good Transport Links



Location

This unit occupies an impressive location with excellent transport links, as part of a characterful building behind Hackney Picturehouse, this space is located on the north side of Paragon Road.

The area benefits from transport links with Hackney Central and London Fields station just moments away, providing trains to Liverpool Street and connections to the Overground network (links to Stratford International and Euston station). There are also several bus routes, 38, 48 & 55 into The City and West End opposite the property and good road links to the A1, A10, A11, A12 & A13.

Transport Links



Hackney Central 0.2 Miles



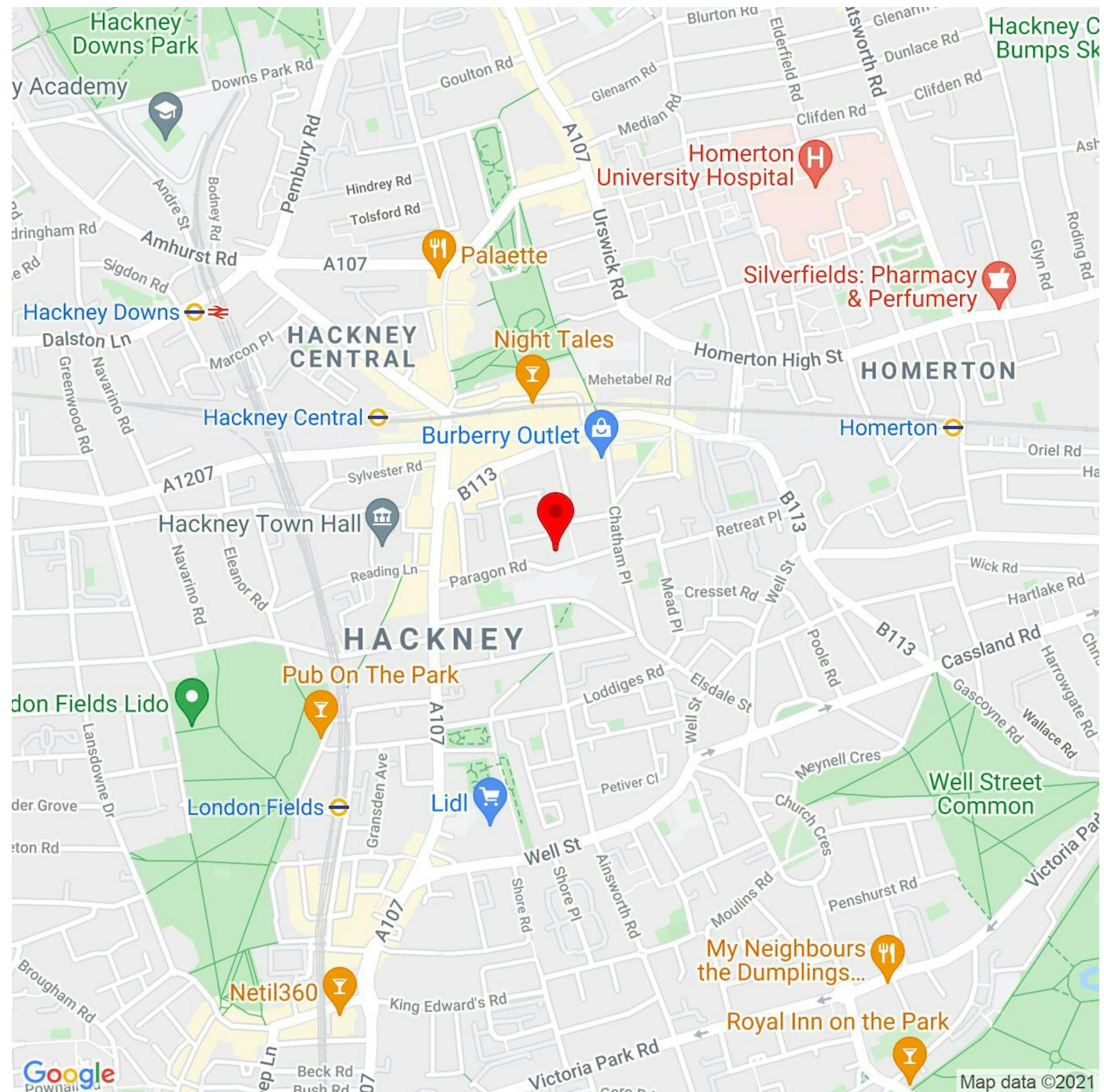
London Fields 0.4 Miles



Hackney Downs 0.4 Miles



Homerton 0.6 Miles





Rents, Rates & Charges

Lease	Sublease
Rent	£21 per sq ft
Rates	On application
Service Charge	Service Charge PA TBC
VAT	Not applicable
EPC	On application

Viewing & Further Information



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