



**STIRLING
ACKROYD**

FOR SALE

**Unit 1 Peterley Business
Centre, 472 Hackney
Road, London, E2 9EQ**

1,274 sq ft

Long leasehold
commercial unit



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity for a commercial owner occupier/investor seeking a base in Hackney/East London. The unit is best suited to office, retail, warehouse, storage, studio, or light industrial uses.

The unit is divided over ground floor and first floor and forms part of the Peterleys Business Estate with frontage onto Hackney Road. The unit is in very good condition offering an open plan layout, air conditioning, and alarm system, with rear loading facility/parking.

The property will be sold with the benefit of the original 999 year lease which commenced in October 1988. Service charge is £150 per annum, Business Rates TBC. The sale is not subject VAT.

Location

The unit is within easy walking distance of Cambridge Heath Road Station which connects to Liverpool Street.

A number of bus routes also serve Hackney Road and the shops, bars and restaurants in Shoreditch, Hoxton and Bethnal Green are also easily accessible.

Key points

- Total premises space - 1,274 square feet over ground and first floor plus outbuilding
- Ideal office/retail/warehouse unit for an owner occupier/investor
- Commercial unit divided over ground floor and first floor
- Frontage on Hackney Road with rear loading/parking
- Easy access to East London/Cambridge Heath Road Station
- Sale of original 999 year lease (commenced October 1988) - £650,000
- Ready for occupation - available now
- End of terrace property - with frontage onto Hackney Road





Accommodation

Name	sq ft	sq m	Availability
Ground	615	57.14	Available
1st	615	57.14	Available
Ancillary - outbuilding	44	4.09	Available

Viewing & Further Information



Iftakhar Khan
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Rents, Rates & Charges

Price	£650,000
Rates	On application
Service Charge	£150 per annum
VAT	Not applicable
EPC	B (46)

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