

DESCRIPTION

The available accommodation comprises a self-contained lower ground floor unit, previously occupied by Nike Outlet as their retail space, within this established commercial building. The unit benefits from generous ceiling height, a fresh air ventilation system, and an open-plan layout, offering flexibility for a variety of uses. Located in close proximity to Hackney Central Station, it is ideally positioned for strong transport links and local footfall. This space presents an excellent opportunity for health and fitness operators seeking a well-located premises in the heart of East London.

SUMMARY

- Great Ceiling Height
- Open Plan
- WC Facilities
- Self-Contained Access
- Fresh Air system
- Close Proximity to Hackney Central Station








LOCATION

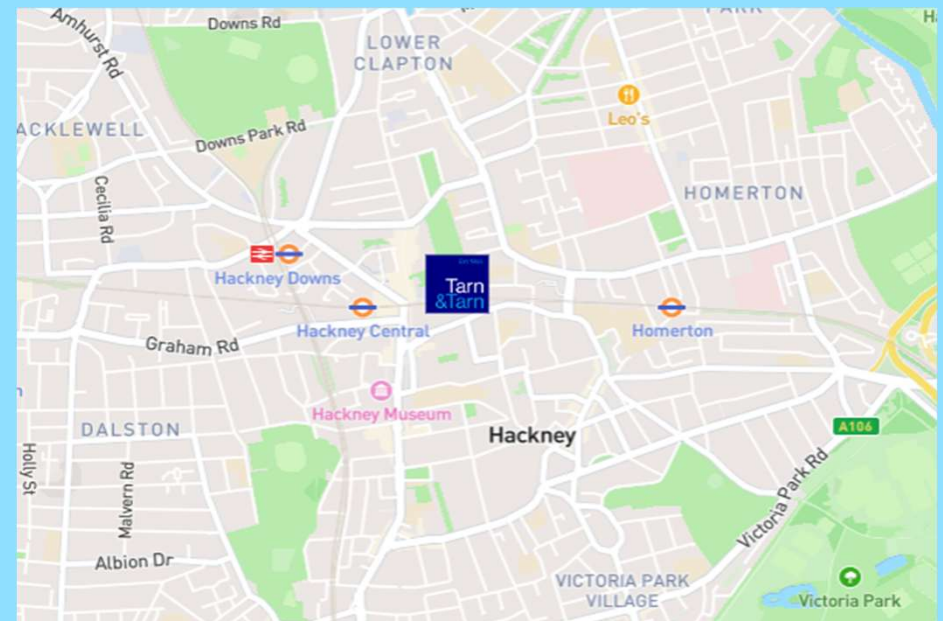
THE AREA

Hackney Central is an ideal location for businesses due to its strategic location in East London with excellent transport links, diverse and growing population, and thriving local economy. The area is a vibrant cultural hub with numerous art galleries, theatres, and music venues, attracting a steady stream of young professionals and creatives. Businesses benefit from affordable commercial spaces, a supportive business environment with local initiatives, and regular community events that foster strong local engagement. The presence of green spaces like Hackney Downs and London Fields enhances the quality of life, making it an attractive place for employees and boosting overall business productivity.



TRANSPORT

-  Hackney Central (7-minute walk) - **Overground Line**
-  Homerton (12-minute walk) – **Overground Line**
-  Hackney Downs (13-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
LOWER GROUND	3000				
TOTAL	3000	£90,000	£11,700	TBA	£101,700

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

TBA

VAT

Applicable

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.