

**TO LET**      **From £675 Plus VAT Per Calendar Month**

**Range of Business Units, 1-65 Gossamer Gardens, London, E2 9FN**



- Range of Business Units
- Excellent Transport Links
- On-Site Cafe
- Indoor & Outdoor Breakout Areas
- GIA - 12.44 sq m (134 sq ft)
- Within a Vibrant Creative Community
- High-Speed Fibre Optic Broadband
- Suitable For a Variety of Uses (STP)

Wellington House  
Wellington Circus  
Nottingham  
NG1 5AL

0115 784 3525

[www.commercialist.co.uk](http://www.commercialist.co.uk)



**Commercial  
List**



## LOCATION

The site is located along Hackney Road, which is one of the principal arterial routes to and from London city centre. The wider area is of mixed use comprising a variety of residential, shops, commercial units, café's and restaurants. The site benefits from excellent transport links with the A11, Cambridge Heath Overground Station and Bethnal Green Underground Station close by.

Hackney is a vibrant borough in London located approximately 21 miles south east of Watford, 51 miles south of Cambridge and 42 miles west of Southend-on-Sea.

## DESCRIPTION

The demise is made up of an array of 20ft hi-cube shipping containers, which have been repurposed into business units within a secure, vibrant creative space. Each unit has its own dedicated full height glass entrance, which can be branded with company graphics. The units benefit from on-site W.C & shower facilities, bicycle parking, an on-site cafe, high speed fibre optic broadband and numerous indoor and outdoor break out spaces.

Each business unit can be used for a range of different activities including offices, creative studios, retail, health & beauty services and therapy rooms, subject to the necessary planning consents.

## ACCOMMODATION

We have been informed that there is a range of hi-cube units available, which are 12.44 sq m (134 sq ft).

## SERVICES

We understand that mains electricity and water are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

The units should be eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The units are available TO LET on a minimum 12 month lease at an asking rent from £675 plus VAT per calendar month.

## VAT

We understand that VAT is payable on the rent.

## LEGAL COSTS

Each party to pay their own legal costs incurred.

## VIEWING

For an appointment to view or further information, please contact;

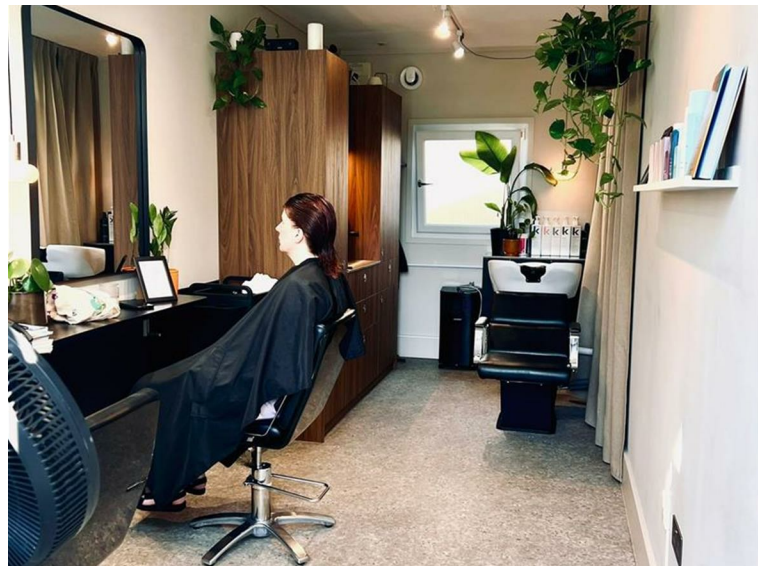
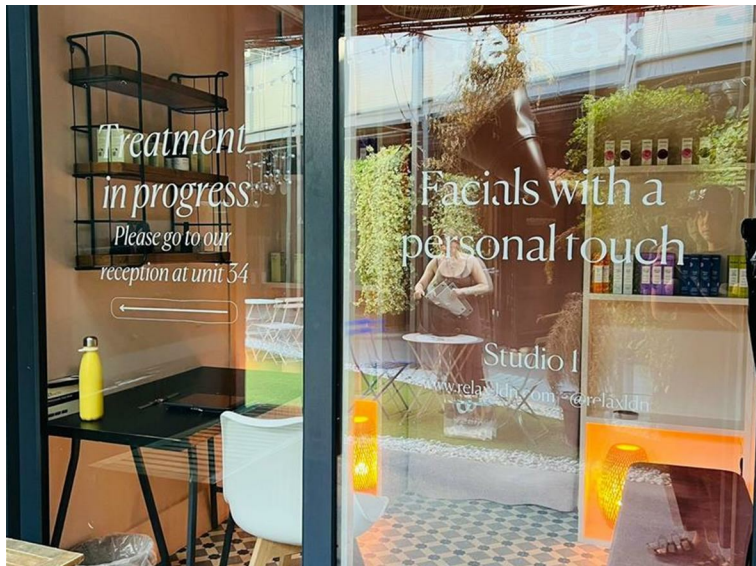
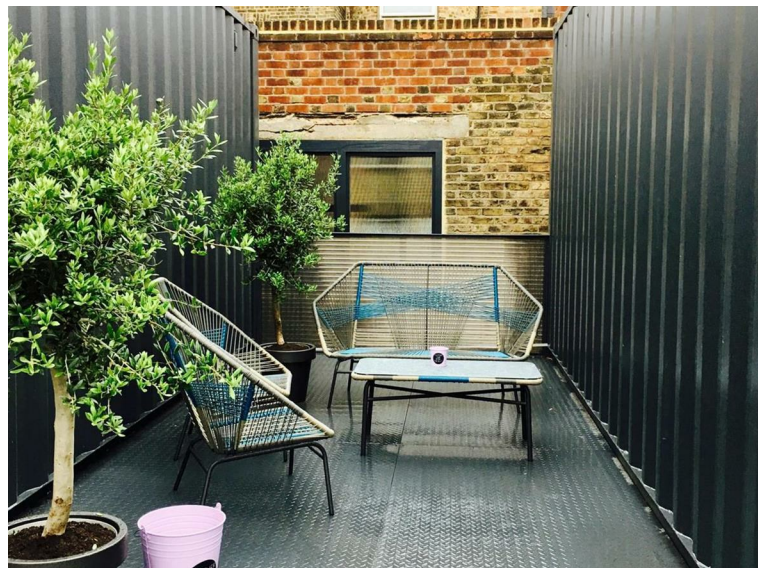
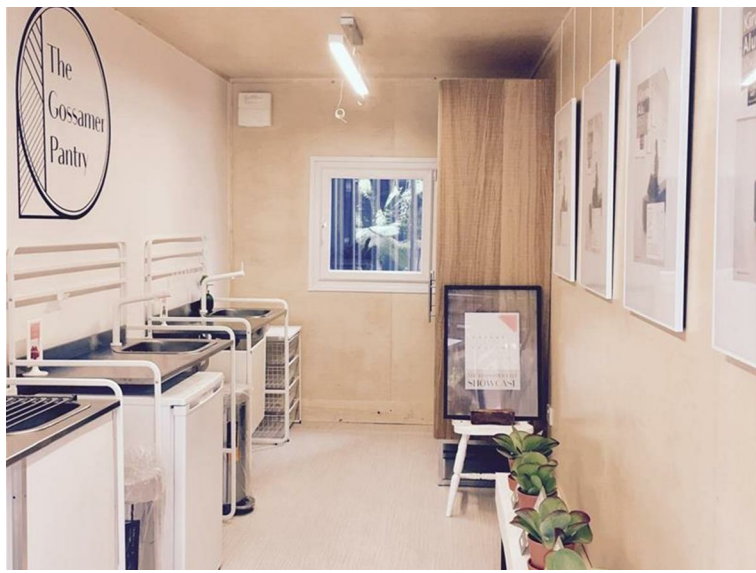
Commercial List

e: [enquiries@commerciallist.co.uk](mailto:enquiries@commerciallist.co.uk) t: 0115 784 3525

## AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.