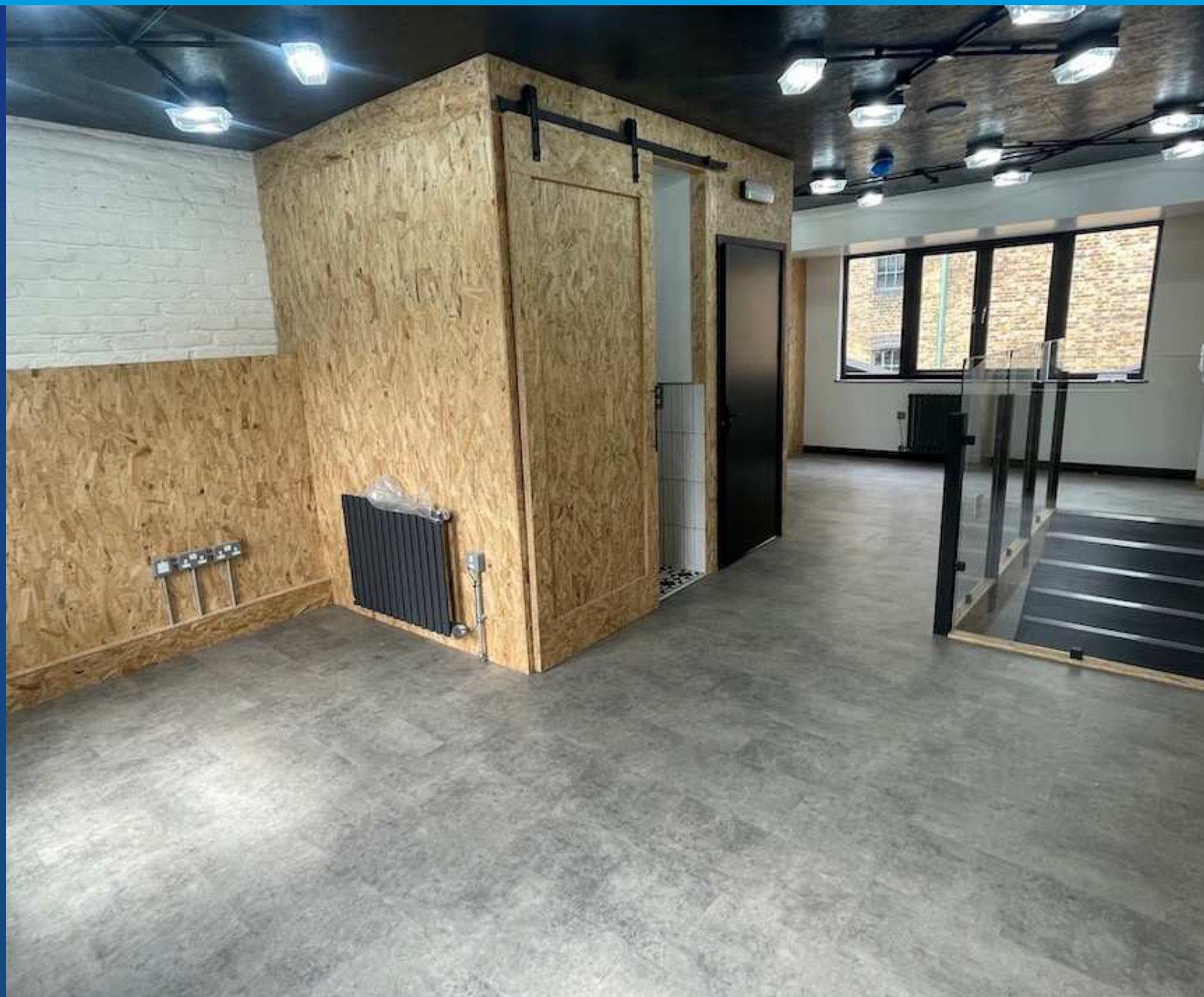


1st & 2nd floor
Modern Trendy
Studio/Creative/
Office Space

TO LET

- Ready to Move In
- Finished to a High Spec
- New Lease Available
- Single floors available
- Suit Many Creative Uses also
- Photography / Tattooists /
Beauty / Music / Designers

*231a Well Street, Hackney,
London E9 6RG*



Location:

The property is positioned within the busy & thriving Well Street shopping area that consists of a wide variety of independent retail businesses, bars, restaurants, and community establishments.

Homerton train (TFL Overground) station is a 7-minute walk away

Description:

1st & 2nd floor creative studio space finished to a high trendy specification, approximate net areas below: -

1st floor

Front Office	11.86 m2	127.66 sq. ft
Rear Office	15.99 m2	172.11 sq. ft
Kitchen	2.44 m2	26.26 sq. Ft
Separate WC		

2nd Floor

Open Plan Office	33.71 m2	362.85 sq. ft
Kitchen	2.81 m2	30.25 sq. ft
Separate WC		

GCH

Double Glazed

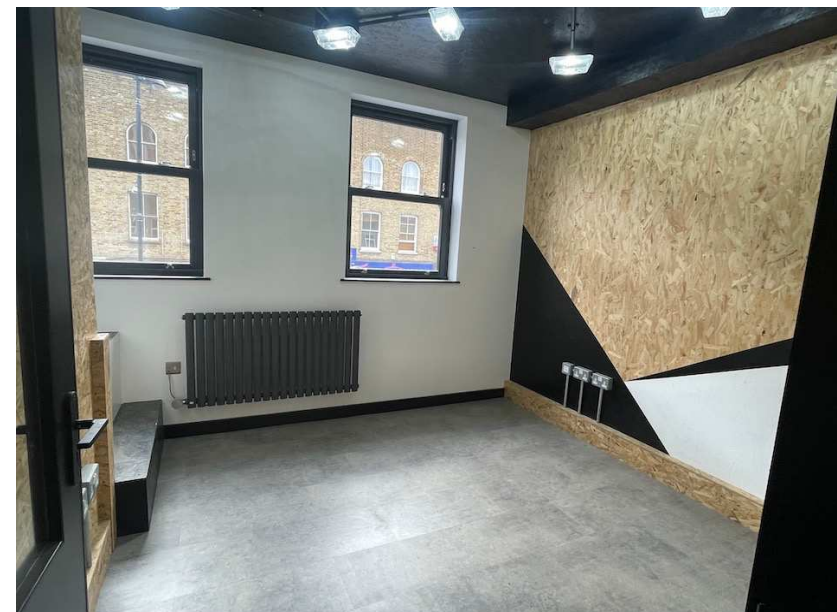
Electric & Data Points throughout

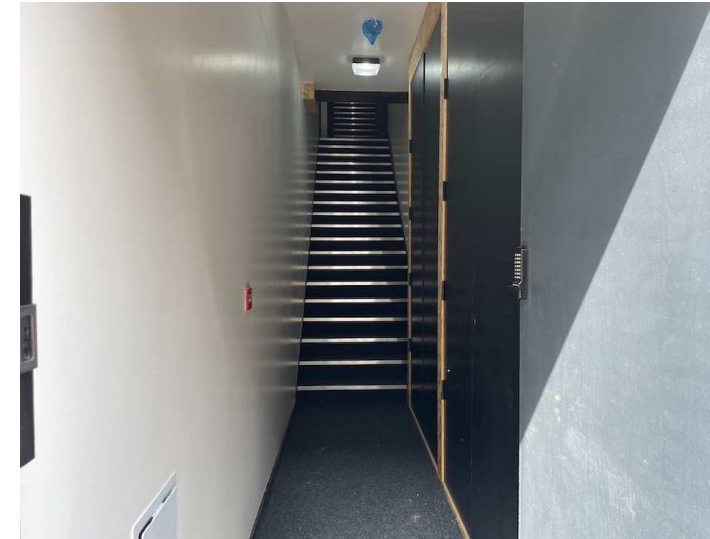
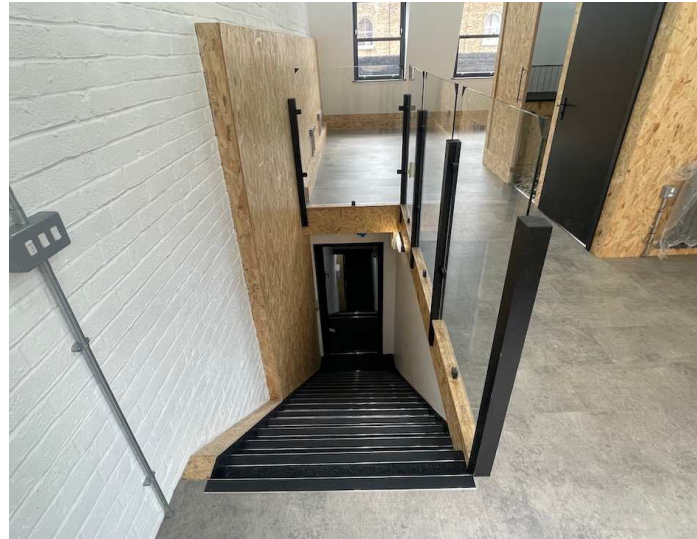
Fully Fitted Kitchenette per floor

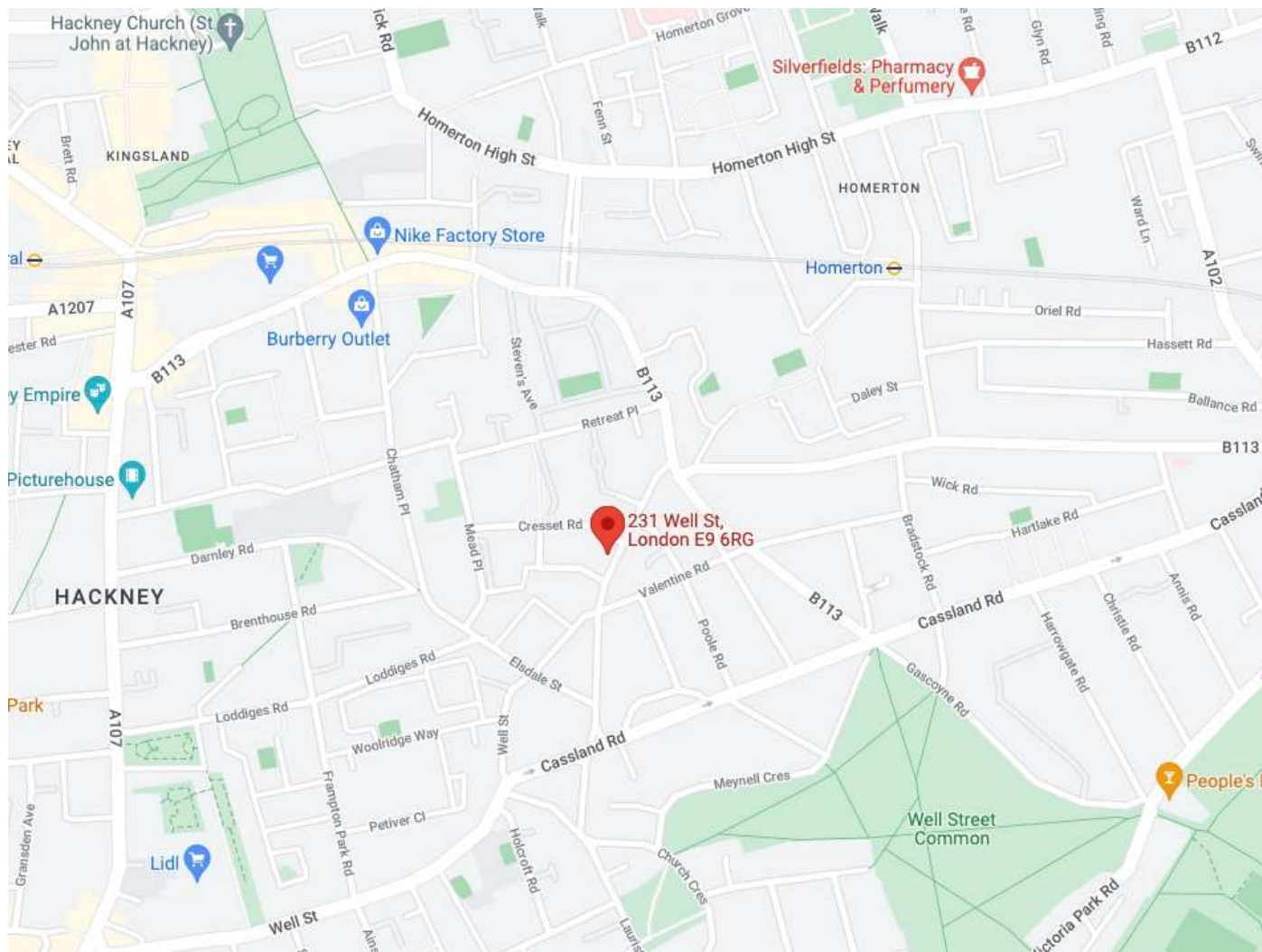
Floors can be Self-Contained

Tenure: New Lease to agreed.

Rent: Offers are sought circa. **£10,000 pax + VAT per floor**





**Rates:**

To be assessed

(n.b interested parties should contact Hackney Borough Council for verification and to ascertain the current small business relief due to Covid 19)

Legal Costs:

Incoming tenant to pay a contribution to the landlord's legal fees.

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via sole agents

Jason Grant

020 8506 9900

020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900