

17 Sylvester Road, Hackney, London, E8 1EN

TO LET

Office

23,798 sq ft / 2,210.9 sq m

£19.50 per sq ft

Town centre building close to Hackney Central station



- Air-conditioned cooling
- Air handling
- Car parking for 8-10 vehicles
- Passenger lift
- Close to Hackney Central Station
- Could suit wider uses, subject to planning

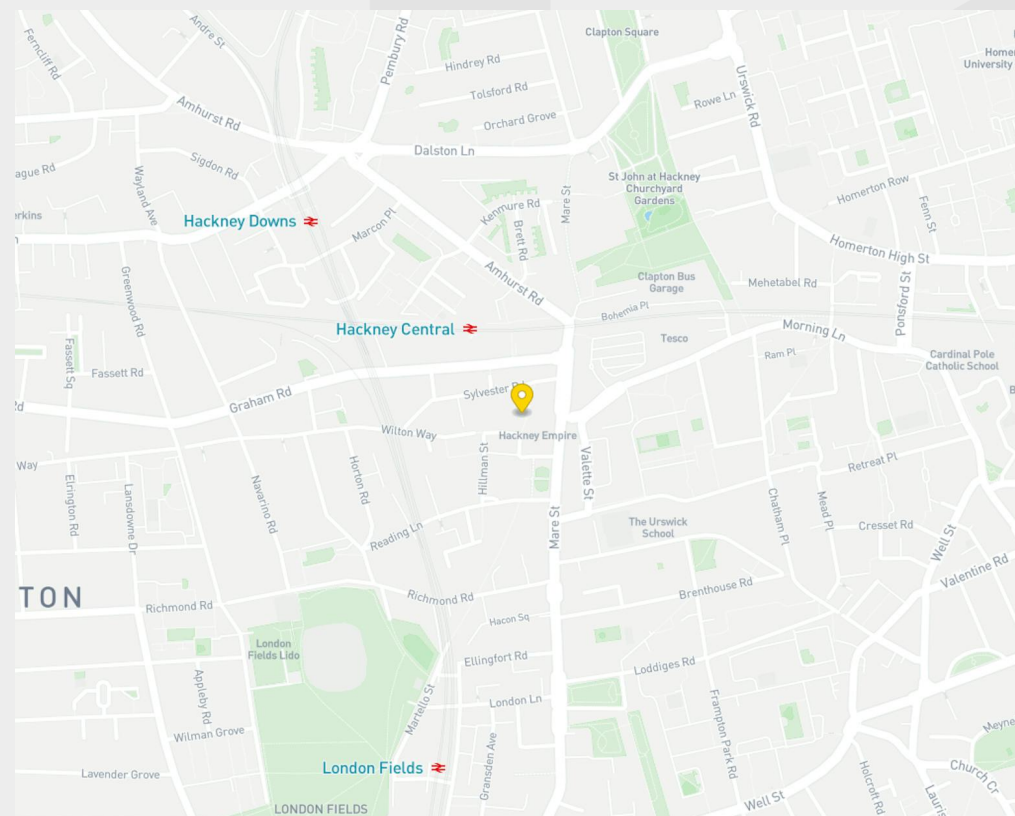


Description

Arranged over 5 floors totalling 24,346 sq ft. Most recently occupied as traditional office accommodation, the building benefits from a sole use car park for up to 10 vehicles and dual entry points on neighbouring roads.

Location

The immediate area is a popular localised shopping district, built up around a transport hub with Hackney Central, Hackney Downs and London Fields station all in proximity. The local retail environment offers lots of amenity including eateries, bars and public houses, as well as local institutions such as the Hackney Empire, Picturehouse, Oslo and Night Tales. Well served by both trains and numerous bus routes into the City and West End.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
Ground	5,971	554.7	£19.50	£11.08	Available
1st	6,086	565.4	£19.50	£11.08	Available
2nd	4,658	432.7	£19.50	£11.08	Available
3rd	4,709	437.5	£19.50	£11.08	Available
4th	3,750	348.4	£19.50	£11.08	Available
Total	25,174	2,338.74	£19.50	£11.08	

Tenure

New Lease

EPC

E (105)

VAT

Applicable

Configuration

Not Fitted

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Further Information

[View on Website](#)

[Floor Plans](#)

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