

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

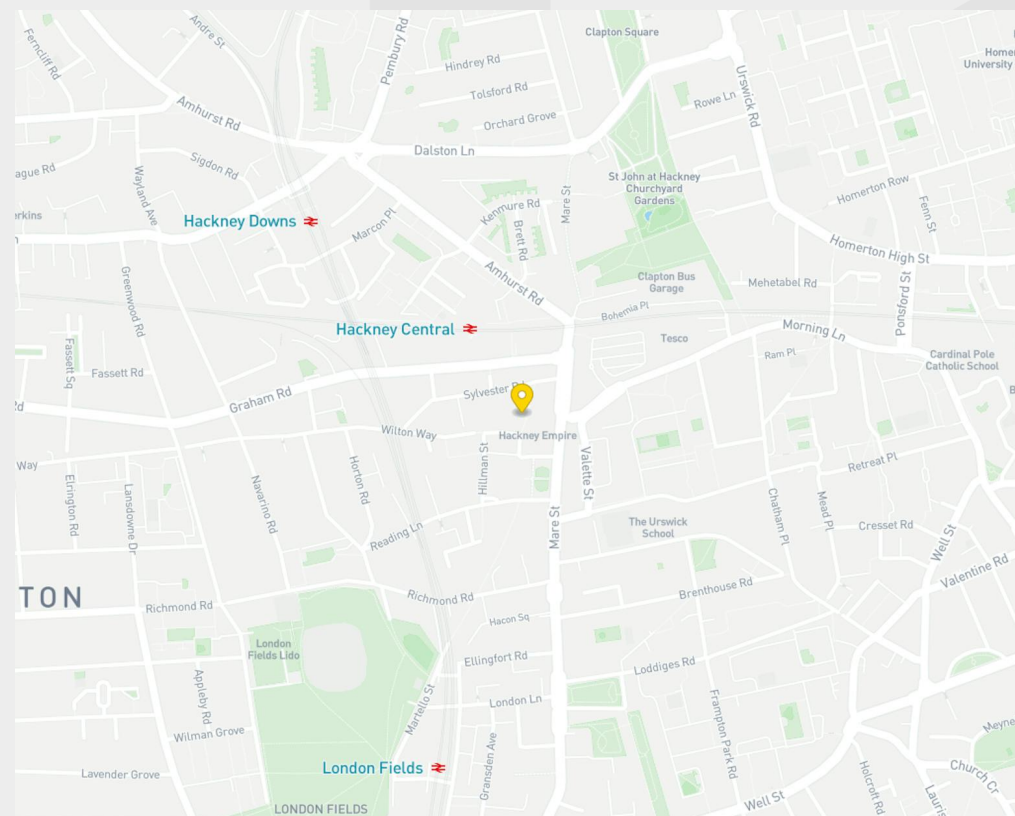


Description

Arranged over 5 floors, totalling 24,346 ft². The premises has been 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

Contacts

Sean Crowhurst

07791 849 470

sean.crowhurst@strettons.co.uk

Chris Collins

07803 850 228

chris.collins@strettons.co.uk

Tom Schwier

07583037559

tom.schwier@strettons.co.uk



Further Information

[View on Website](#)

[Floor Plans](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 23/01/2024