



STRETTONS
EST 1931

21 & 23 Hackney Grove, Hackney, E8 3NR

TO LET

**D1 (Non Residential Institutions) /
Office**

3,501 sq ft / 325.25 sq m

£22.50 per sq ft

Class F1 building To Let - Learning and Non Residential Institutions



- Close to Hackney Central
- Close to London Fields
- Grade II listed
- Garden area to the rear

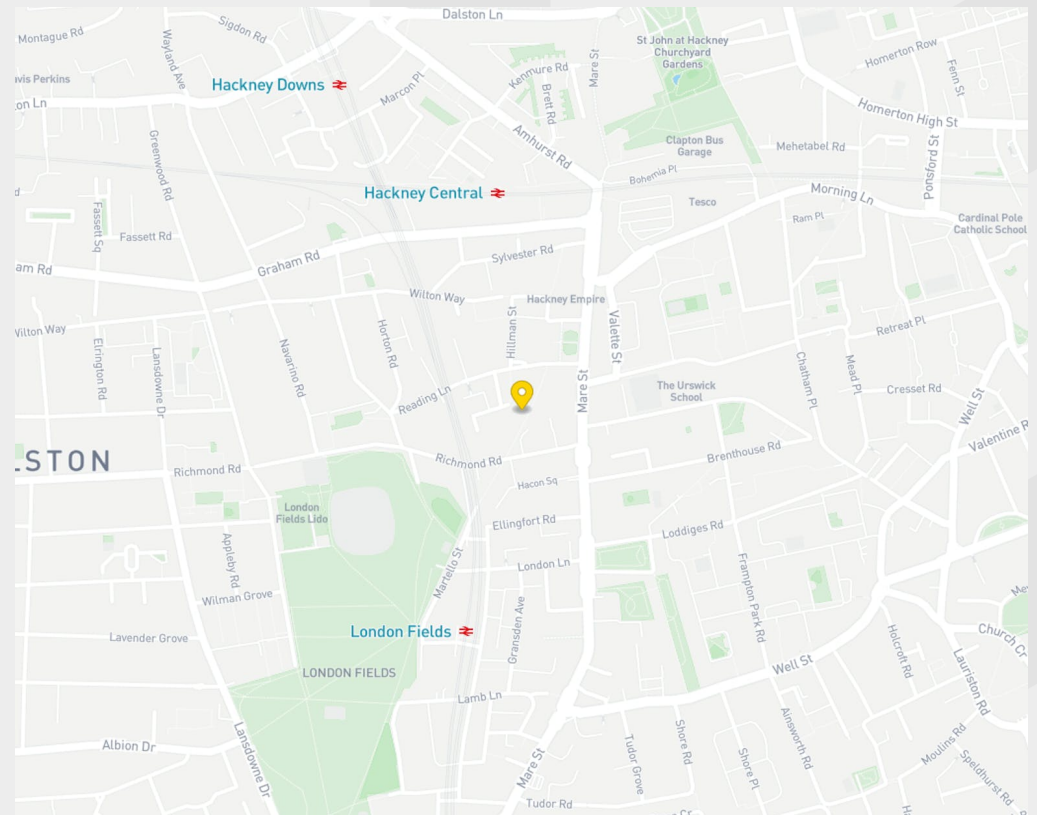


Description

The three storey and basement building provides a cellular layout on each floor, which can be split into multiple smaller spaces if needed. The building would suit a range of businesses within Class E category, as well as alternative uses such as F2 (community use), subject to the necessary planning consents.

Location

Hackney Grove is situated in the heart of London Fields, one of the most exciting and sought-after locations in East London. The property is situated on a pedestrianised street and cycle lane and close to all of the local amenities including trendy cafes, stylish bars, eclectic restaurants, boutique shops, and bustling markets. With Hackney Central station just a short walk away, residents can easily reach other parts of London, making this an ideal location for most businesses.



Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Lower Ground	900	83.6	Available
Ground	691	64.2	Available
1st	704	65.4	Available
Ground - Main Hall	1,026	95.3	Available
Ground - Stores	60	5.6	Available
Ground - Kitchen	120	11.1	Available
Total	3,501	325.25	

Tenure

New Lease

EPC

Has been commissioned

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

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Further Information

[Floor Plans](#)

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