

APEX HOUSE, SYLVESTER ROAD, LONDON, E8



FOR SALE - Commercial Premises in the heart of Hackney Central

- Ground floor newly built commercial units totalling approx 2,454 sq ft (228 sq m)
- Offered in shell and core condition, ready for immediate fit-out, with 3 phase power
- Flexible configuration and fully self-contained B1/D1 use.
- Bright space with good natural light
- On-street parking permits are available



Currell

020 7354 5050

LOCATION

The premises are located on Sylvester Road close to its junction with Mare Street in the heart of Hackney Central. The area is well served by both train and bus services with Hackney Central (Overground) station being within a few minutes' walk providing quick and easy access to Shoreditch, Old Street and Central London.

The immediate area has benefitted from substantial regeneration over the last few years, with Hackney Fashion Hub being within close proximity, including many leading fashion retailers such as Burberry, Joseph and Nike. London Fields is also within easy reach and offers some of East London's foremost restaurants and coffee shops.

DESCRIPTION

Comprising a self contained ground floor commercial space with B1 (office) or D1 (educational) uses, which is being offered in shell condition with capped services and glazing installed. The premises is currently divided into three units but could be opened up to provide a single self-contained office. The space also benefits from extensive street frontage.

FLOOR AREA GIA

Unit 1: 738 sq. ft. plus 69 sq. ft. outside space

Unit 2: 680 sq. ft.

Unit 3: 1,036 sq. ft.

2,454 Sq. Ft (228 Sq. M) approx. GIA

TENURE

Virtual Freehold - 999 years

SALE PRICE

£890,000 subject to contract and exclusive of VAT, if applicable.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VIEWING

Strictly by appointment with:

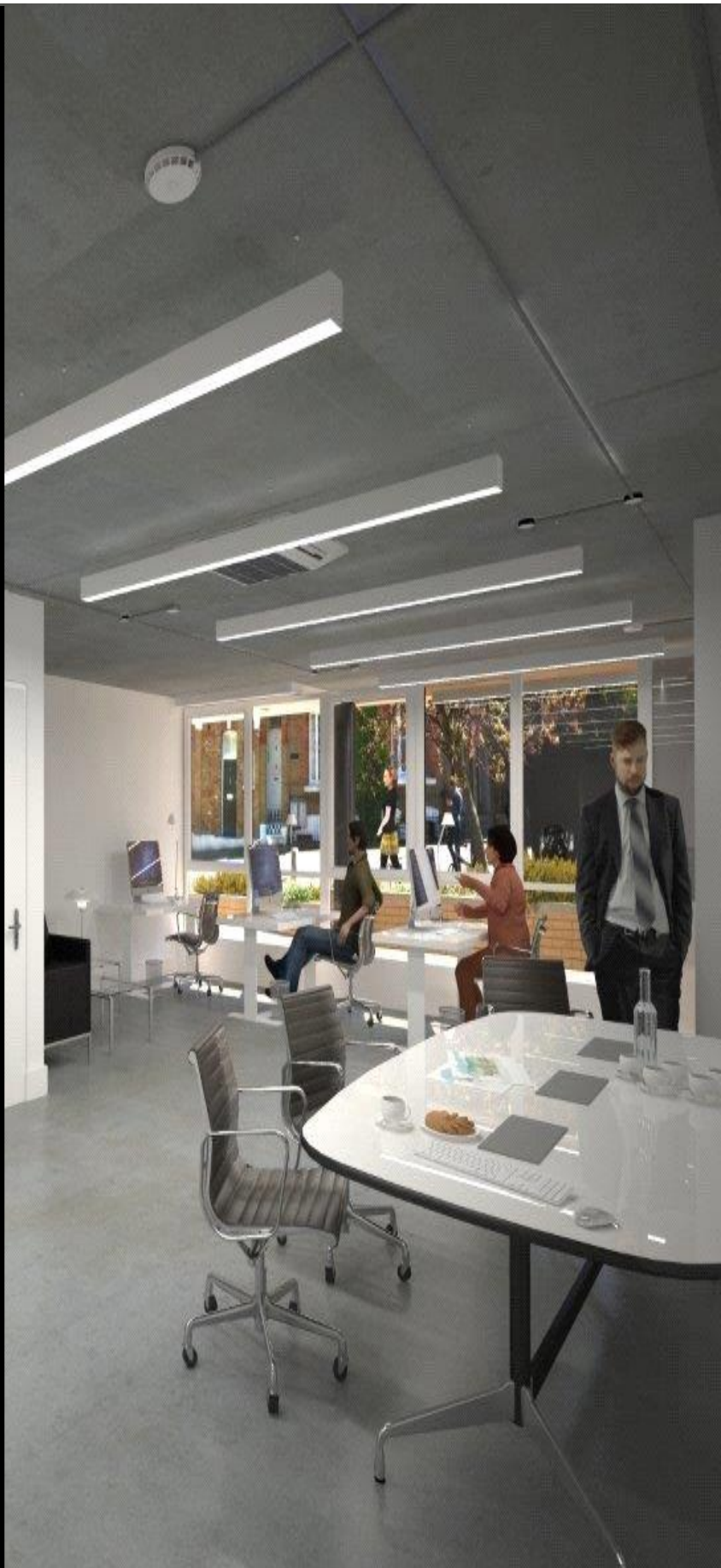
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