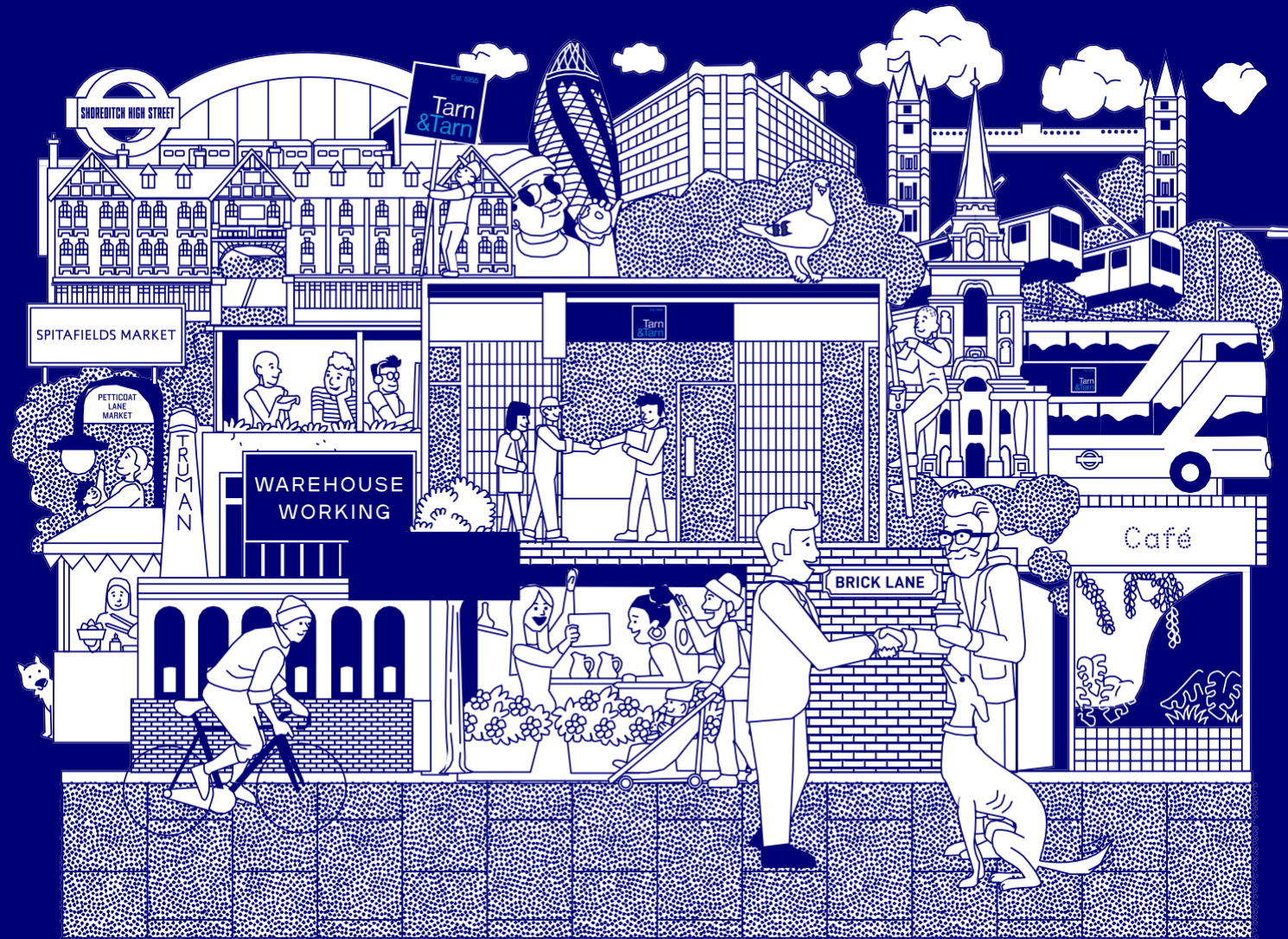


Est. 1955

Tarn &Tarn



**UNIT 2 – CASSIA
BUILDING
HACKNEY ROAD
HOXTON
E2 8ET**

**PROMINENT E-CLASS
UNIT
940 FT²**

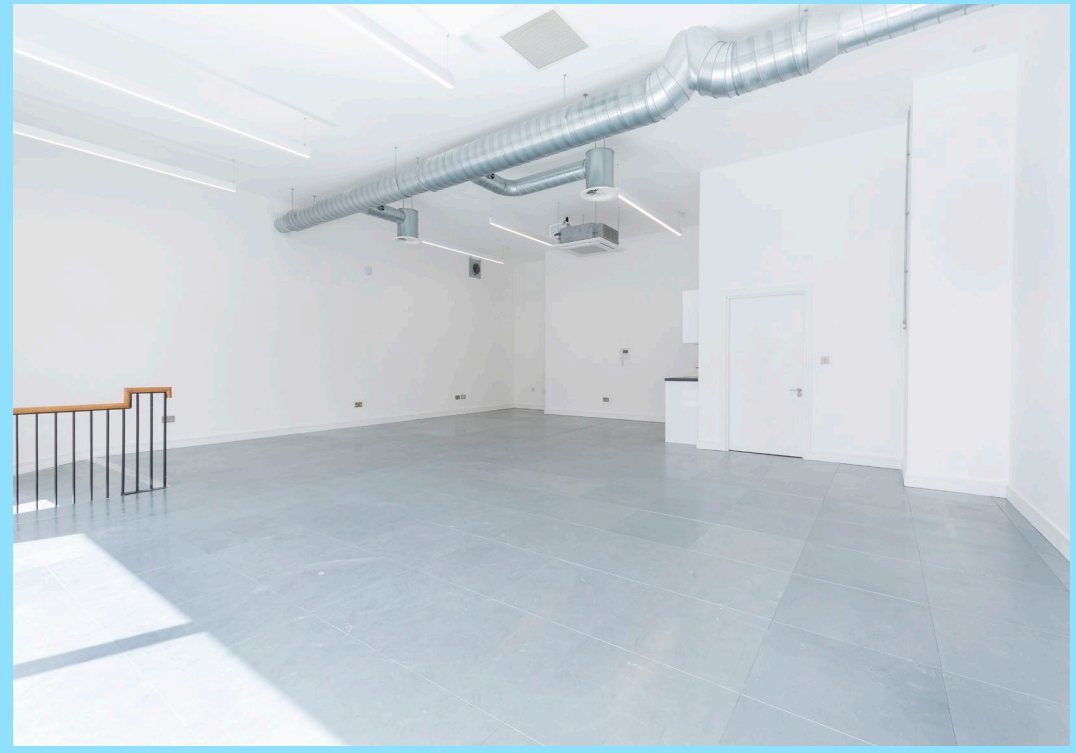
DESCRIPTION

The available accommodation comprises a self-contained unit located on the ground floor of a mixed-use building. The unit boasts good ceiling heights and good natural light. Along with these features, the unit comes equipped with a WC facility, a kitchenette, a camera entry phone system and air conditioning. This particular commercial property would be ideally suited for a diverse range of E-Class businesses, from a showroom to a creative studio, and more.

AMENITIES

- Camera Entry Phone System
- AC
- Good Location
- Open Plan Layout
- Self-Contained
- Strip LED Lighting
- WC Facilities
- Kitchenette
- DDA Compliant
- Great Ceiling Height – 3m








LOCATION

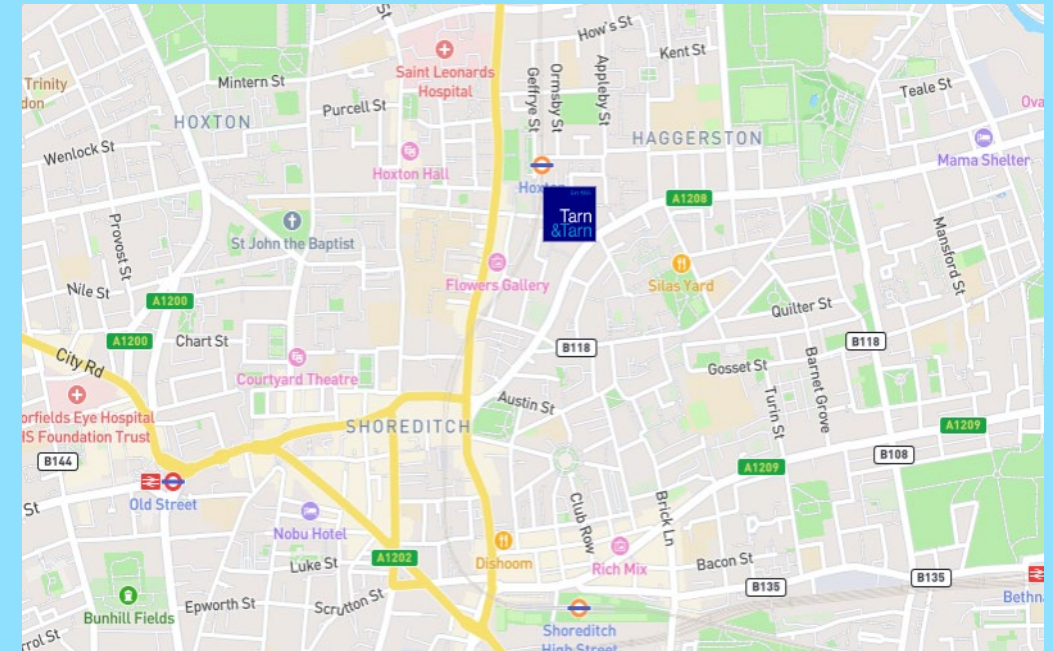
THE AREA

The unit is situated in an area with high foot traffic on the east side of Hackney Road, just a short distance from central Shoreditch. It is conveniently located near a variety of local amenities, including restaurants and shops such as Tesco Express and other well-known retailers. The property is also a mere 5-minute walk from Hoxton Station, while Old Street Station and Shoreditch High Street Station are both within a 10-minute walking distance.



TRANSPORT

-  Hoxton (6-minute walk) – Overground Line
-  Shoreditch High Street (14-minute walk) – Overground Line
-  Old Street (14-minute walk) – Northern Line and National Rail Services



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PSF)	TOTAL YEAR
Ground	940				
TOTAL	940	£26,000	£1,900	TBC	£27,900

BUILDING INSURANCE

Included in the service charge

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

EPC

TBC

VAT

Applicable on Rent, Service Charge and Rental Deposit.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.