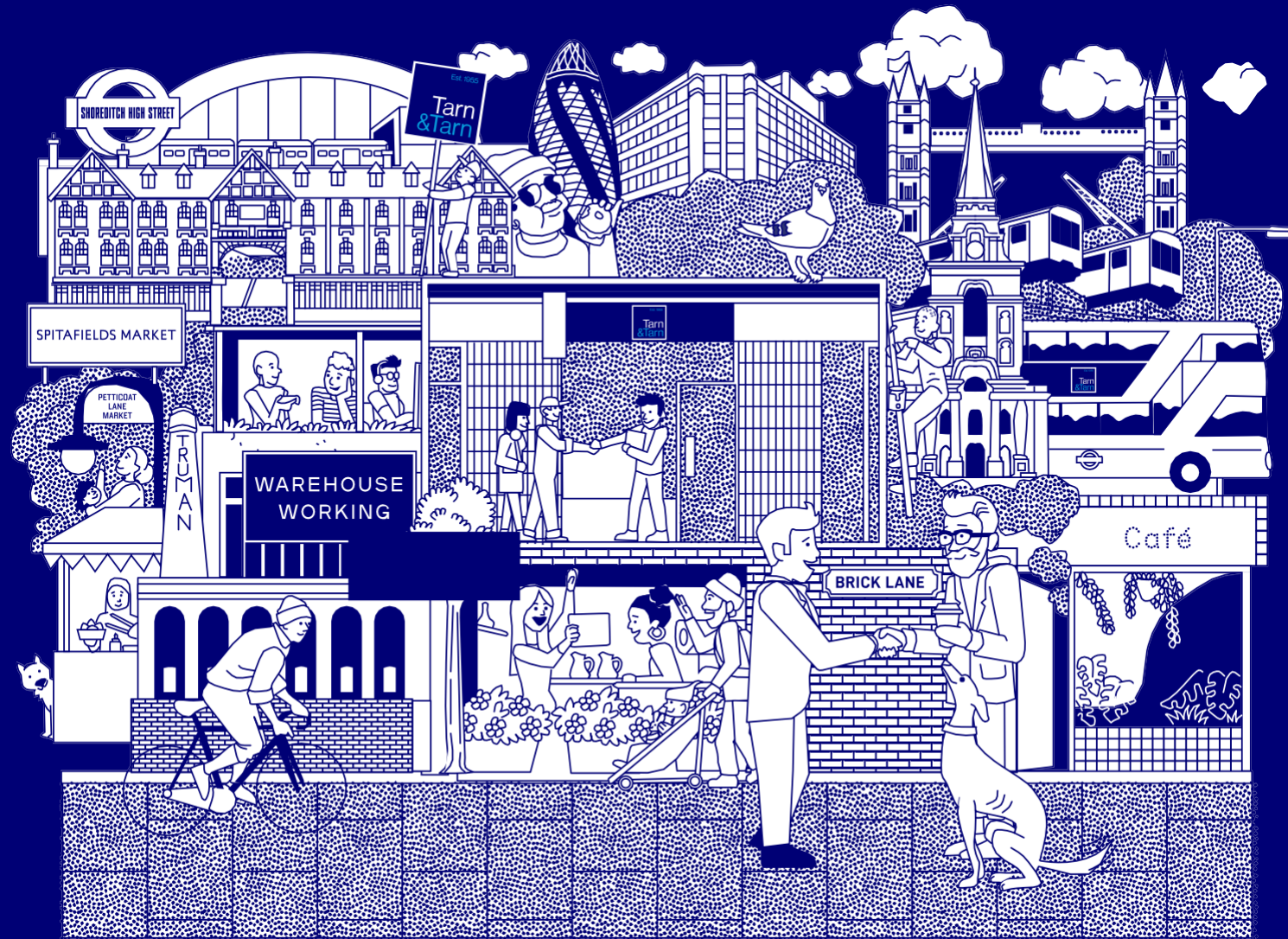


Est. 1955

# Tarn &Tarn

**UNIT 6 OAKWOOD  
HOUSE, 414-422  
HACKNEY ROAD,  
CAMBRIDGE HEATH,  
E2 7SY**

**LONG LEASEHOLD  
DEVELOPMENT  
OPPORTUNITY  
1,650 SQFT**



# DESCRIPTION

Located on the second floor of Oakwood House, this vacant office space is divided into two units: Unit 6a and Unit 6b. The property features a WC, a kitchenette, a passenger lift, and ample ceiling height. It also benefits from excellent transport links and the option of separate underground parking arrangements. This is an excellent opportunity for any developer looking to add a unique East London property to their portfolio. Alternatively, this office is an ideal choice for businesses looking for a location near the Cambridge Heath, Shoreditch, and Hoxton areas.

# SUMMARY

- Good Transport Links
- Good Natural Light
- Passenger Lift
- Self-Contained
- WC Facilities
- Kitchenette
- Good Ceiling Height
- Parking Available via a Separate Arrangement
- Planning Permission to Convert the office into 2 flats (1x 1-bedroom and 1x 2-bedroom flat)








# LOCATION

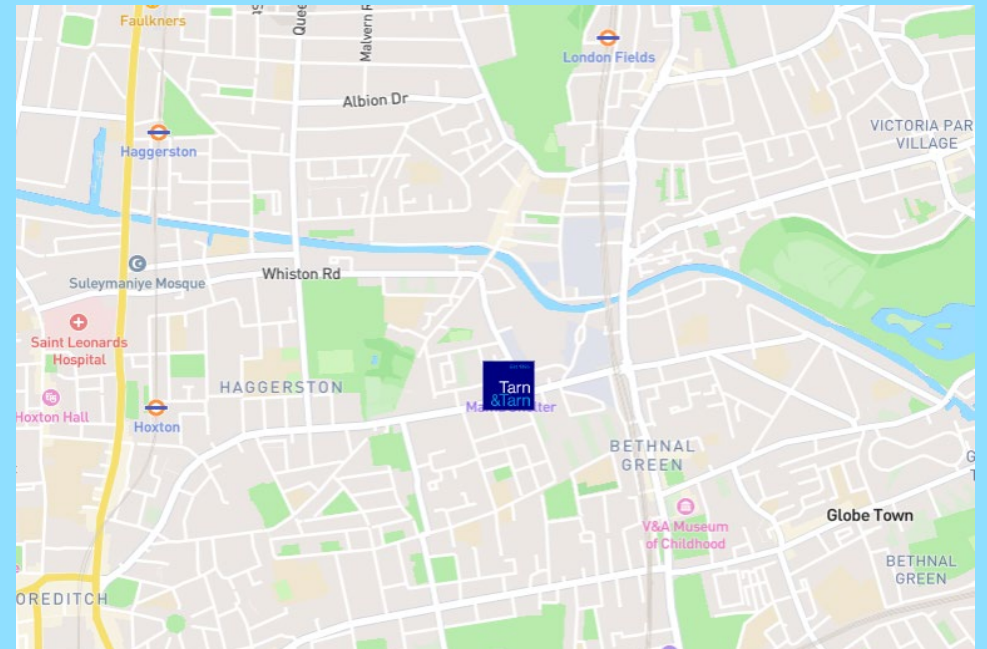
## THE AREA

Located in the middle of Hackney Road, at its junction with Teesdale Street, this property enjoys a prominent location in the wholesale district of the East End. The street has also gained popularity among young and trendy locals, thanks to the recent addition of new art galleries and fashion retailers. Moreover, the area benefits from excellent transportation links, with the nearest Overground Station, Cambridge Heath, just a short walk away.



## TRANSPORT

-  Cambridge Heath (5-minute walk) – **Overground Line**
-  Bethnal Green (12-minute walk) – **Central Line**
-  London Fields (18-minute walk) – **Overground Line**



## ACCOMMODATION

FLOOR	SQ FT	SQM
2 <sup>ND</sup> Floor	1,650	153.34
<b>TOTAL</b>	<b>1,650</b>	<b>153.34</b>

## SUMMARY

Available size	1,650 sq ft
Price	Offers in the region of <b>£750,000</b>
Business Rates	£9.1 per sqft
Service Charge	£6.92 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	C

## BUILDING INSURANCE

Included in the Service Charge

## PLANNING CONSENT

Planning Consent was previously granted in July 2023 which allowed the conversion of the 2nd floor office space into 2 flats: 1x 1-bedroom flat and 1x 2-Bedroom flat.

Reference Number: PA/23/01298/A1

## TERMS

**Sale Terms:** Long Leasehold of 125 Years from 2023  
(113 Years Unexpired)

## VAT

Not Applicable

## LOCAL AUTHORITY

London Borough of Tower Hamlets



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Tarn  
&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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

## TEAM

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