



Unit 1

65 Tudor Road, Hackney, London, E9 7FH

E Class Premises

1,883 sq ft
(174.94 sq m)

- Great Natural Light (Numerous Skylights)
- Good Ceiling Heights
- Large Outside Garden Area
- Disabled WC's
- Street Access
- Kitchen
- 3 Phase Electricity
- LED Lighting

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Summary

Available Size	1,883 sq ft
Rent	£57,500 per annum
Rates Payable	£8,715.25 per annum
Service Charge	TBC
EPC Rating	Upon Enquiry

Description

The available accommodation comprises the ground floor of this mixed-use building. The unit benefits from a large open plan with great natural light, a kitchen, W/C facilities, good ceiling height, and a rear garden area. The unit would ideally suit a variety of users, such as artists, designers, photographers, or other creative businesses.

Location

The property is located on Tudor Grove, which runs parallel to Mare Street and runs on to Well Street. It is situated centrally within the London Fields area, a fast growing hub for the creative industry, with numerous amenities such as restaurants, shops and bars in the locality. The area is also very well connected, served by numerous local bus routes as well as being a five minute walk away from London Fields Overground Station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Unit 1	1,883	174.94

Viewings

Strictly by appointment only.

Terms

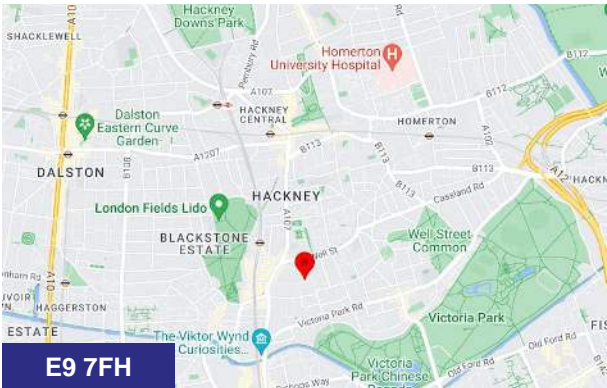
New FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.

VAT

Applicable.

Legal costs.

Each party to bear their own costs.



Viewing & Further Information

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