



22-27 The Oval

Cambridge Heath, London, E2 9DT

Self-Contained Warehouse/Manufacture Space

4,350 sq ft
(404.13 sq m)

- Kitchenette
- Good Location
- Great Natural Light
- Loading Bay
- Parking Space
- 3 Phase Electric System
- Entry Phone system
- Industrial Steam Boiler for Clothing Manufactures
- Goods Lift

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Summary

| | |
|----------------|----------------------|
| Available Size | 4,350 sq ft |
| Rent | £65,000 per annum |
| Rates Payable | £27,741.50 per annum |
| Service Charge | £4,995 per annum |
| EPC Rating | D |

Description

The available accommodation is a self-contained warehouse located on the 2nd floor of this industrial building. It offers several advantages, including a goods lift, a kitchenette, WC facilities, two meeting rooms, good natural light, and a loading bay for easy loading and unloading. Moreover, the unit provides a designated parking space at the back of the building, a 3-phase electric system, and an entry phone system for security. With these features, this property is well-equipped to meet the manufacturing needs of businesses. Notably, it includes an industrial steam boiler, making it particularly suitable for clothing manufacturers. Overall, it is an excellent choice for businesses in need of warehouse or light industrial studio space in the Hackney area. (

Location

This light industrial premises is a stone's throw away from Hackney Road; an area increasing in popularity amongst the young and trendy locals. The building is located near to the Regents Canal and all the amenities of Broadway Market. The area is also well served by London Transport bus and train services with Cambridge Heath Station within a short walking distance.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-------|-------|--------|
| 2nd | 4,350 | 404.13 |
| Total | 4,350 | 404.13 |

Viewings

Strictly by appointment only.

Terms

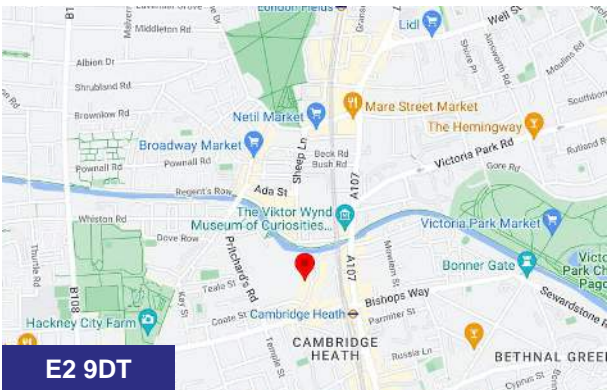
A new FRI lease to be contracted outside the security and provision of the Landlord and Tenant Act 1954.

Building Insurance

£2501.96 per annum

Legal Costs

Each party to bear their own costs.



Viewing & Further Information

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