

Est. 1955

# Tarn &Tarn

UNIT 4 & 5A OAKWOOD  
HOUSE, 414-422  
HACKNEY ROAD,  
CAMBRIDGE HEATH, E2  
7SY

SELF-CONTAINED  
OFFICE SITUATED IN THE  
HEART OF CAMBRIDGE  
HEATH  
3,023 SQFT



## DESCRIPTION

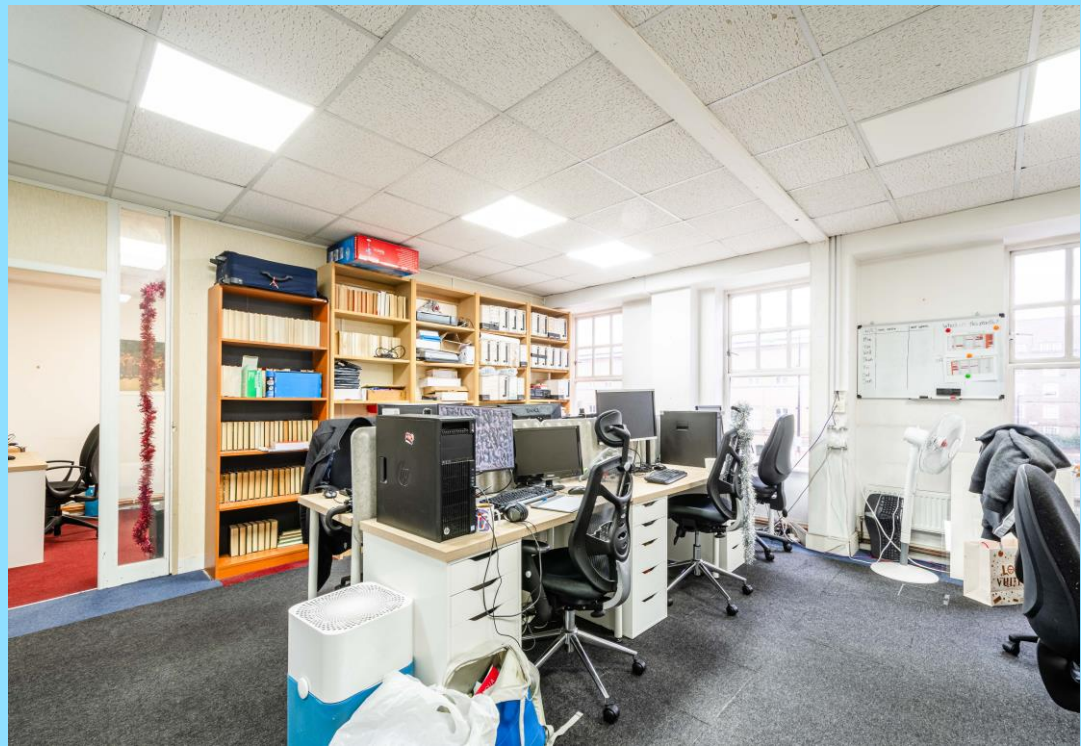
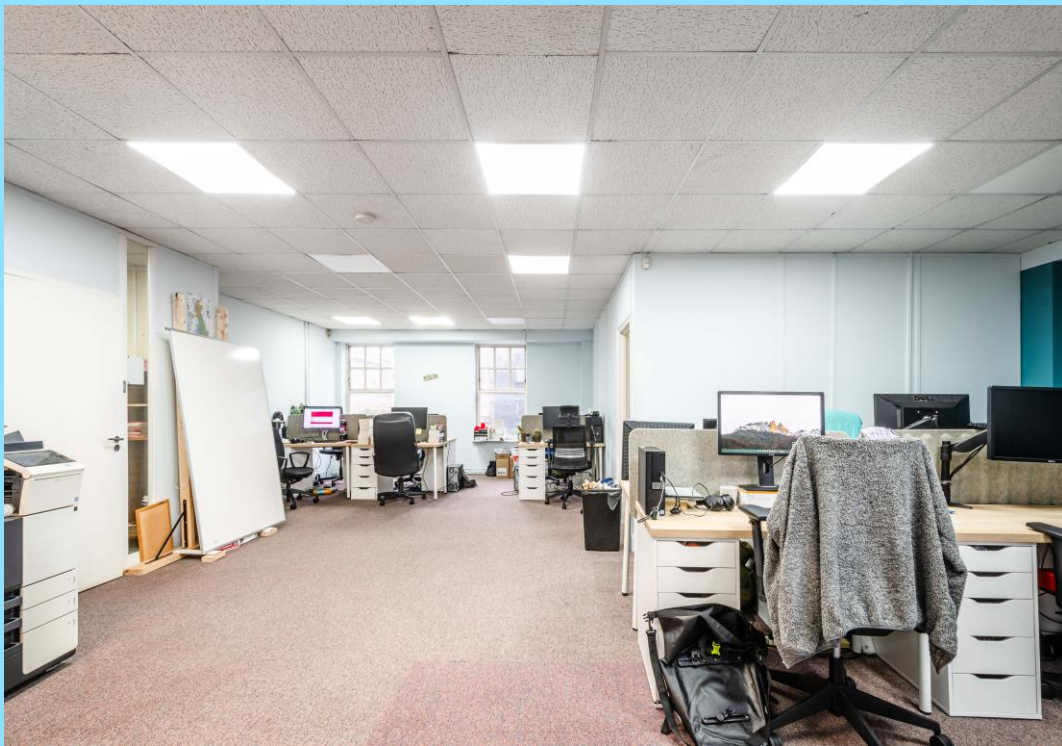
Located on the first floor of the Oakwood House office building, this office unit offers a range of amenities for a comfortable and convenient working environment. The self-contained office features WC facilities, a kitchenette, a passenger lift, ample ceiling height, excellent transport links, and the option for separate underground parking arrangements. Available for rent or purchase, 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









## LOCATION

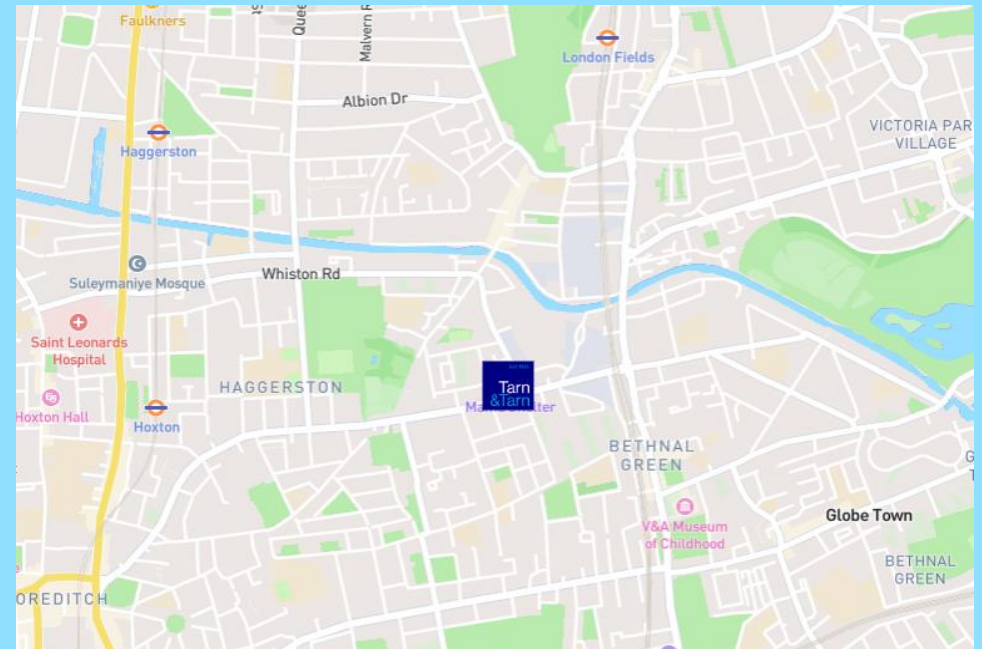
### THE AREA

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 | SQ M   |
|-----------------------|-------|--------|
| 1 <sup>st</sup> Floor | 3,032 | 280.85 |
| TOTAL                 | 3,032 | 280.85 |

# SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Available size | 3,032 sq ft                        |
| Price          | £1,150,000                         |
| Rent           | £24.8 per sqft                     |
| 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

# TERMS

The office is available to rent and to purchase.

Rental Terms: A new FRI Lease to be contracted outside the provisions and security of the Landlord and Tenant Act 1954.

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

# VAT

Not Applicable

# LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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53 COMMERCIAL STREET  
LONDON E1 6BD

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## TEAM

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.