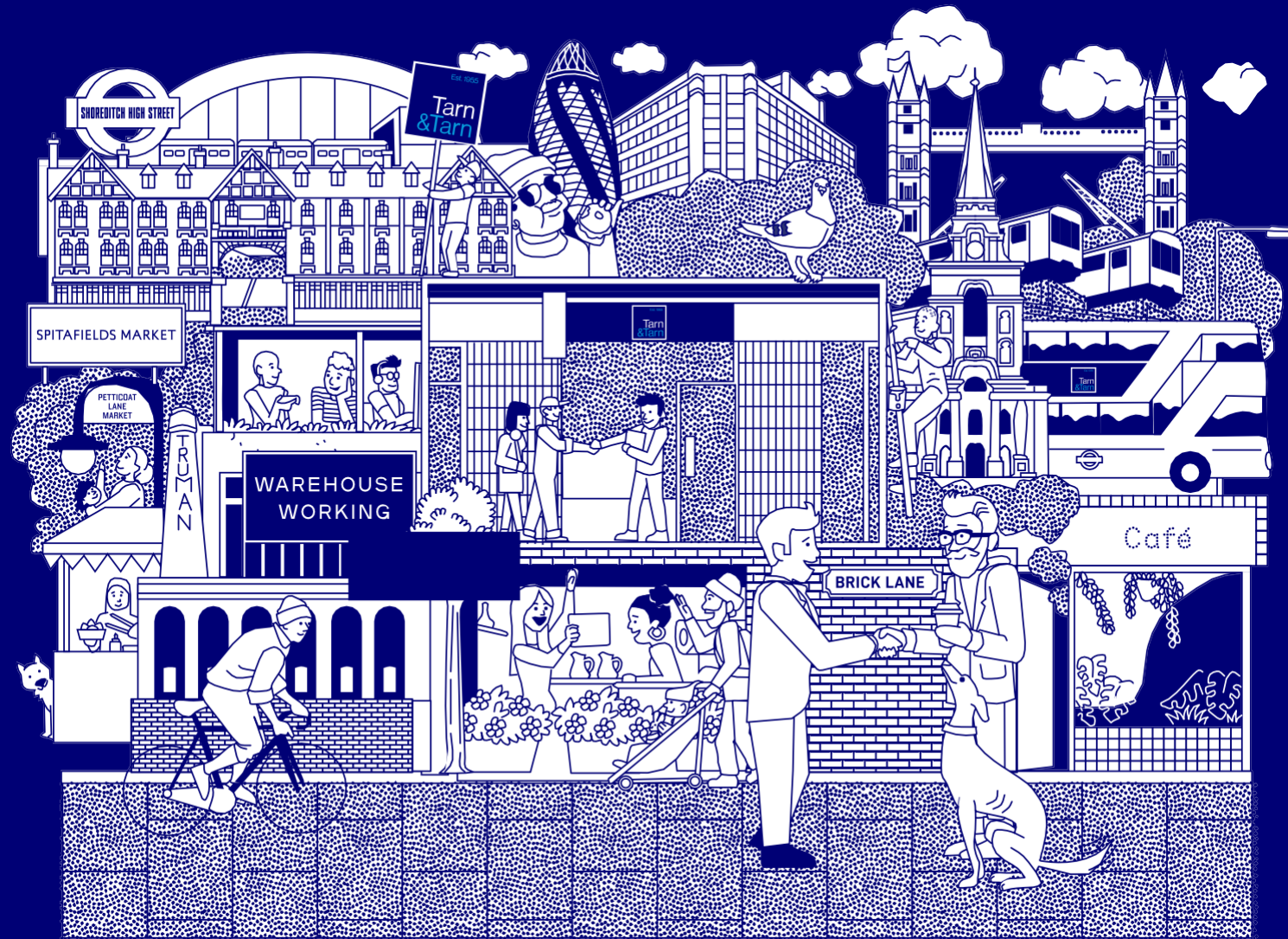


Est. 1955

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**



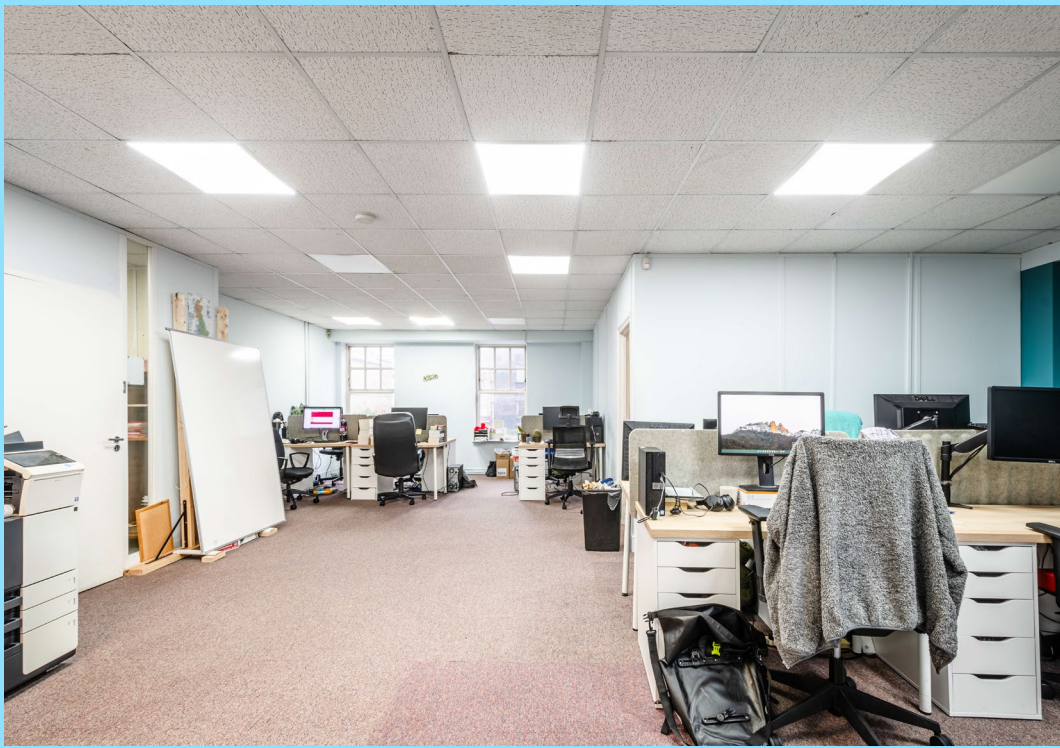
DESCRIPTION

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

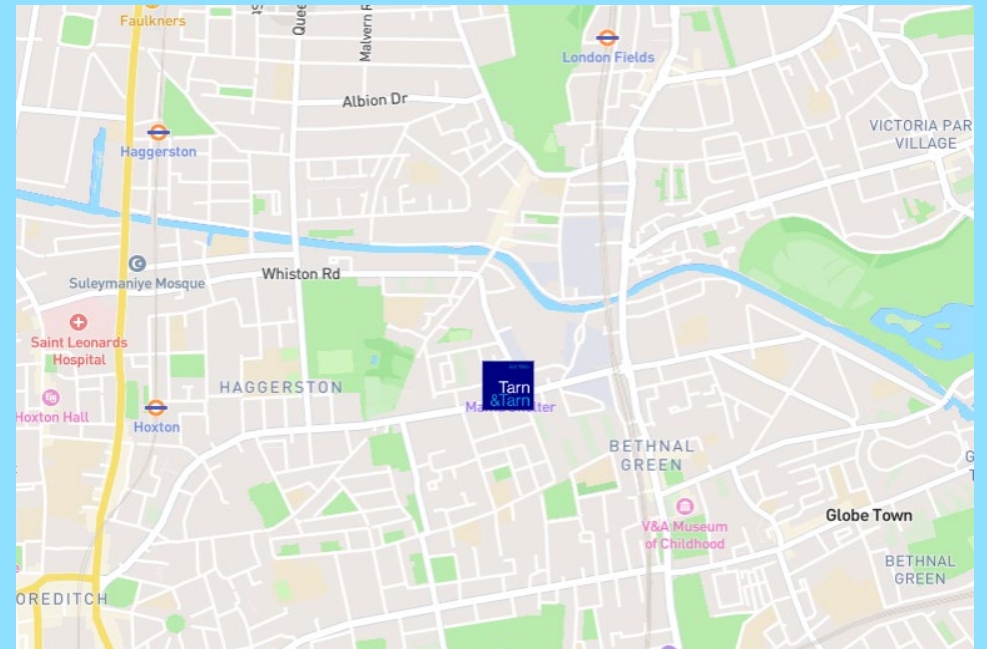
THE AREA

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	SQM
1 st Floor	3,032	280.85
TOTAL	3,032	280.85

SUMMARY

Available size	3,032 sq ft
Price	£1,095,000
Rent	£22.26 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)

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

Not Applicable



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



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