

Est. 1955

Tarn &Tarn

18 BELSHAM STREET,
HACKNEY CENTRAL,
LONDON,
E9 6NG

PRIME HACKNEY
CENTRAL
INDUSTRIAL-STYLE
OFFICE/STUDIO

3,964 FT²



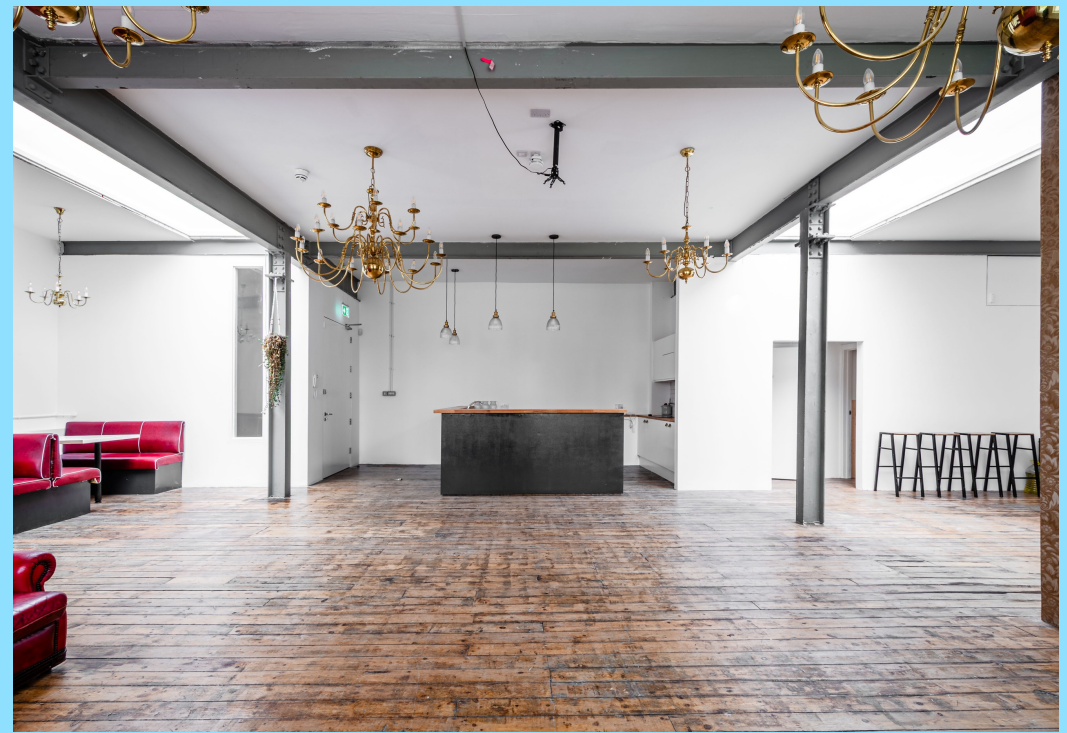
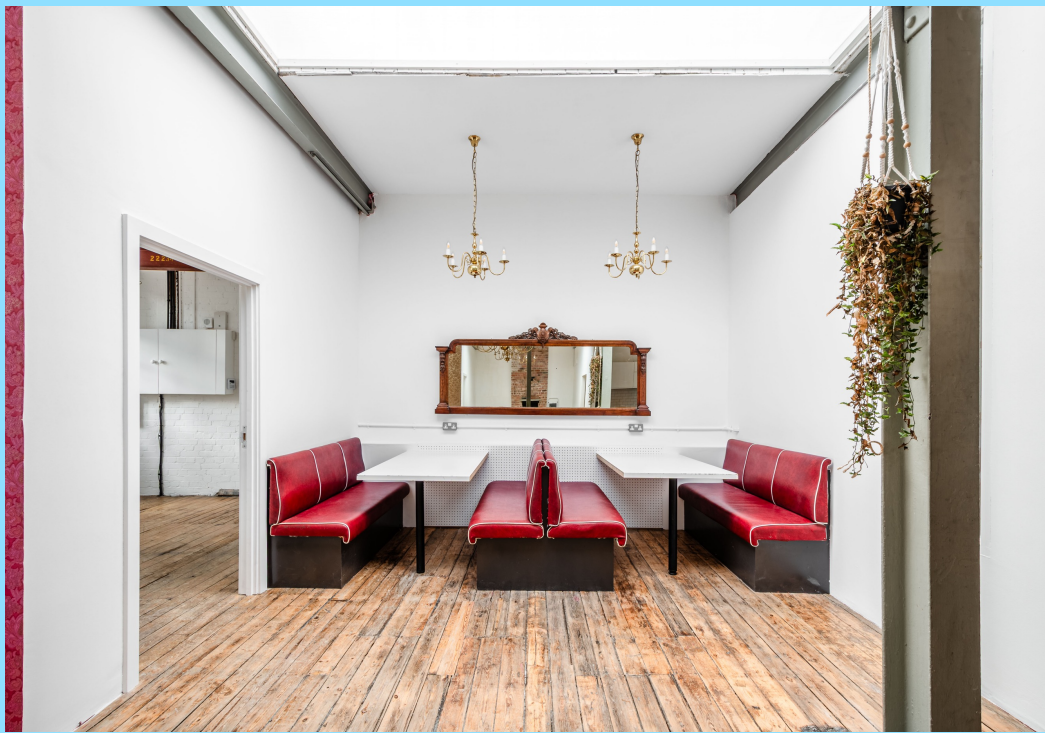
DESCRIPTION

This stunning first-floor, warehouse-style office spans 3,964 sqft and boasts an abundance of industrial character with exposed brickwork, Crittall windows, cast iron beams, and floor-level fire smoke gates. The space is flooded with natural light, creating an inspiring and dynamic work environment ideal for a range of occupiers. Perfectly suited for design and creative firms, architecture practices, and fashion businesses, this unique workspace seamlessly blends industrial charm with modern functionality.

SUMMARY

- Great Floor-to-ceiling Height (3.3m)
- Industrial Character Features
- Walking Distance From Hackney Designer Outlets
- Excellent Natural Light
- Timber Flooring
- Exposed Brickwork
- Crittall Windows
- Skylight








LOCATION

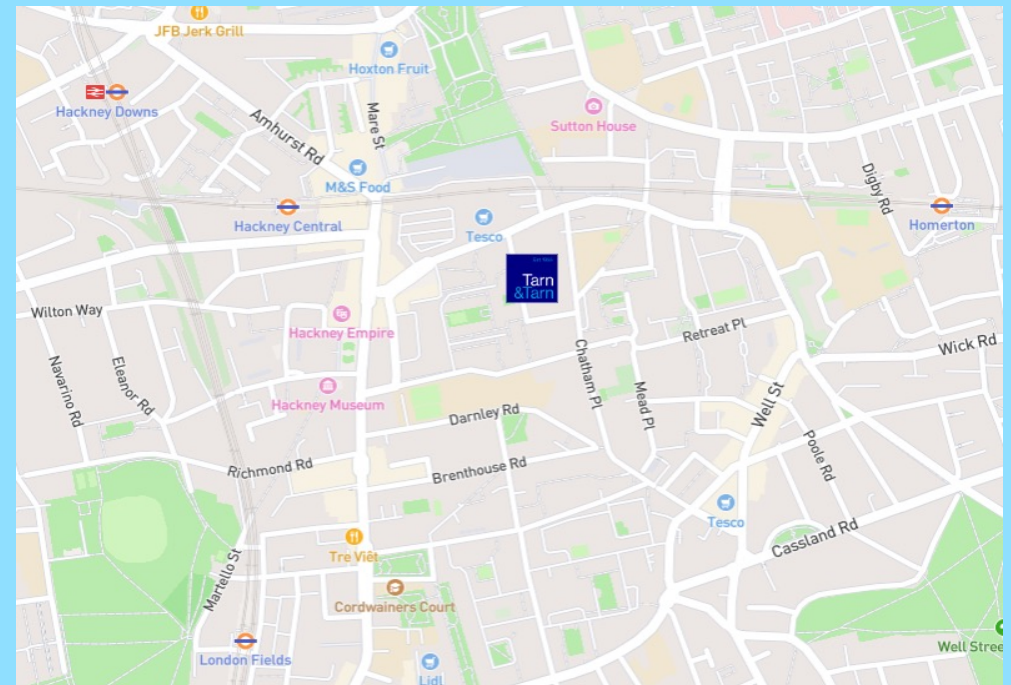
THE AREA

Located on Belsham Street, just moments from the junction with Chatham Place and a short walk from Hackney Central Station, the area offers a vibrant mix of shopping, dining, and cultural experiences. Mare Street serves as a central hub in Hackney, featuring a variety of popular shops such as Marks & Spencer, Primark, and Iceland. The street is also home to cultural attractions like The Hackney Empire Theatre and Hackney Picturehouse. Dining options abound, with establishments like The Old Ship Pub and Lardo offering diverse culinary experiences..



TRANSPORT

-  Hackney Central (7-minute walk) – **Overground Line**
-  Homerton (14-minute walk) – **Overground Line**
-  Hackney Downs (15-minute walk) - **Overground Line**



ACCOMMODATION

FLOORS	FT²	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	RATES PAYABLE (£ PSF)	TOTAL YEAR
First Floor	3,964				
TOTAL	3,964	£27.50 – Inclusive of Service Charge and Building Insurance	Included in Rent	£8.49	£142,664.36

EPC RATING

Rating : D

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

LOCAL AUTHORITY

Local Authority of Hackney

TERMS

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

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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&Tarn

VIEWINGS

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