

Est.1955

Tarn &Tarn

UNIT 1–6A
SCAWFELL STREET
HOXTON
LONDON
E2 8NG

VERSATILE SELF-
CONTAINED SPACE
WITH MODERN
AMENITIES AND
INDUSTRIAL CHARM
IN VIBRANT HOXTON
1,877 FT²



DESCRIPTION

The available accommodation comprises a self-contained unit, occupying both the ground and first floors of a mixed-use building. It features dedicated loading access, WC facilities, and a kitchenette, offering practical amenities for a variety of uses. This space is an excellent choice for office users seeking to merge a contemporary aesthetic with the building's industrial character in the vibrant Hoxton area. Alternatively, it is also highly suitable for industrial purposes, providing flexibility for diverse operational needs.

SUMMARY

- Self Contained
- Painted Concrete Floors
- Laminated Wooden Floor
- Recently Refurbished
- 1xAllocated Parking
- Great Transport Links
- Good Ceiling Height
- Industrial Character Features
- Modern LED Lighting
- Gas Central Heating








LOCATION

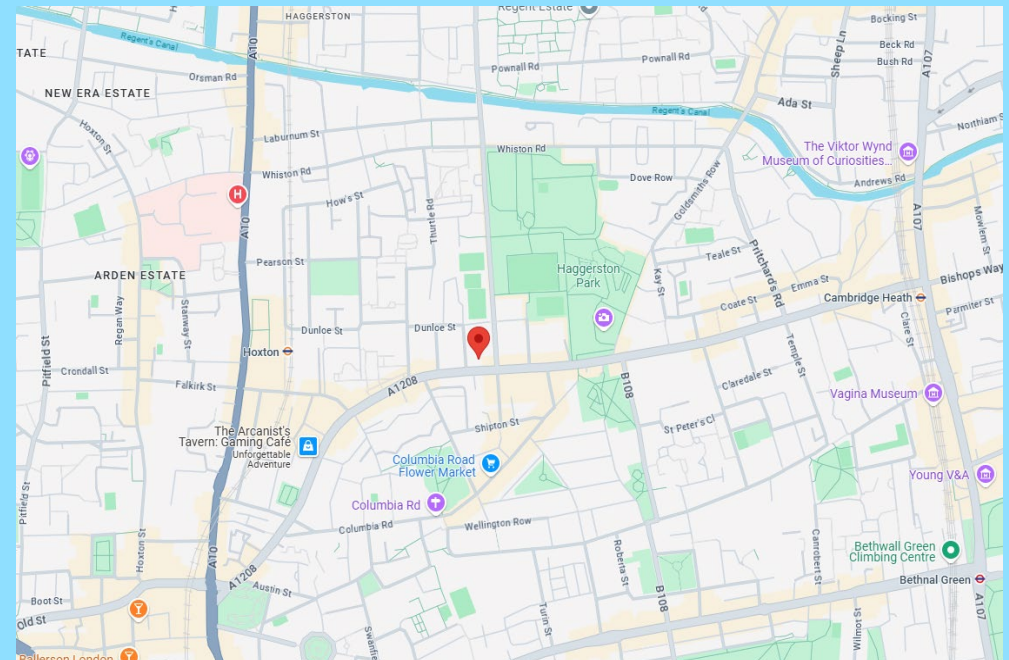
THE AREA

The property is ideally situated on Scawfell Street, just off of Hackney Road. Hoxton Station, serving the London Overground's Windrush line, is a short walk away, providing direct connections to areas such as Dalston Junction, Shoreditch High Street, and New Cross Gate. The vibrant neighbourhoods of Brick Lane, Shoreditch, and Hoxton are all within a few minutes' walk, boasting a dynamic array of shops, restaurants, and bars. The property's prime location ensures easy access to transportation and immerses residents in the rich cultural and culinary offerings of East London.



TRANSPORT

-  Hoxton (7-minute walk) - **Overground Line**
-  Cambridge Heath (13-minute walk) – **Overground Line**
-  Bethnal Green (21-minute walk) – **Overground and Central Line**



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES (£ PA)	TOTAL YEAR
GROUND FLOOR	660				
1 ST FLOOR	1,217				
TOTAL	1,877	£30	TBC	TBA	£56,310

TERMS

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

BUILDING INSURANCE

TBA

VAT

Applicable

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.

LOCAL AUTHORITY

London Borough of Hackney



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Tarn
&Tarn

VIEWINGS

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