

Est. 1955

Tarn &Tarn

**14 COLLENT STREET
HACKNEY
LONDON
E9 6SG**

**FULLY FITTED
GYM/LEISURE SPACE
IN THE HEART OF
HACKNEY
3,334 SQFT**



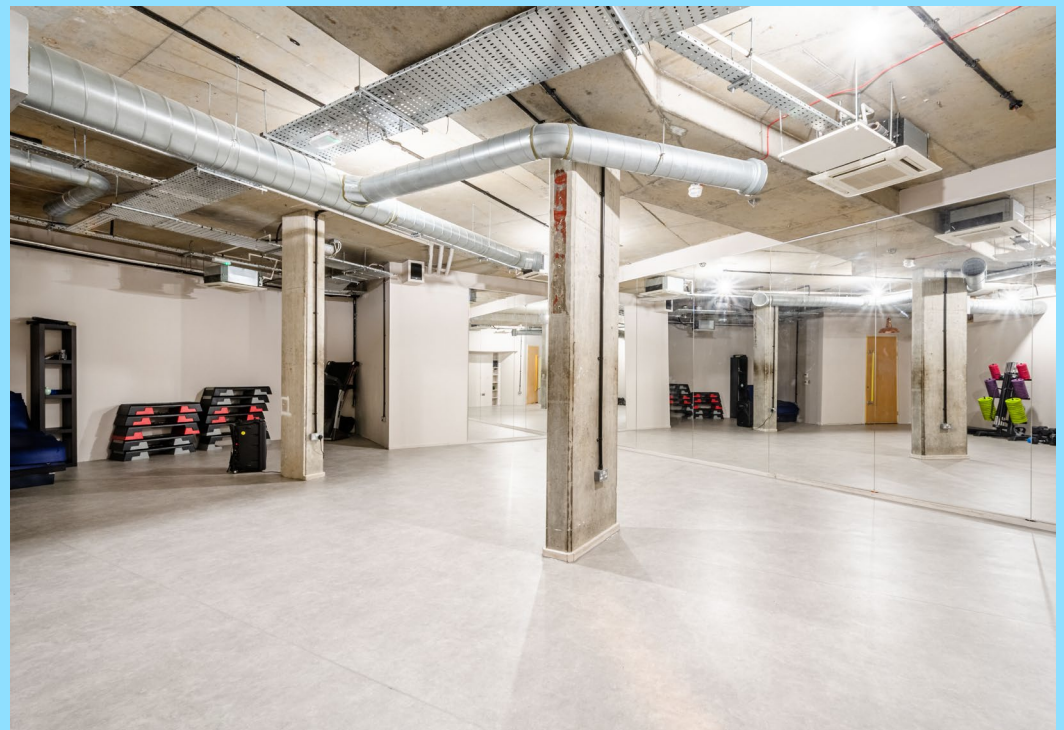
DESCRIPTION

A striking and extensively fitted commercial premises extending to approximately 3,334 sq ft, currently configured to provide high-quality wellness, studio, and treatment space across a flexible open-plan layout. The property benefits from contemporary finishes throughout, exposed services, air conditioning, treatment rooms, shower facilities, reception area, and excellent natural light, creating a modern and highly functional working environment. Suitable for a variety of leisure, fitness, wellness, creative, or office occupiers, subject to the necessary consents. The premises offer a rare opportunity to occupy a characterful and design-led space within a ready-to-trade setting, requiring minimal immediate capital expenditure.

SUMMARY

- Entry Phone System
- Good Ceiling Height
- Air Conditioning
- Located in the heart of vibrant East London
- Suitable for Office, Medical or Fitness Use
- Well Connected via London Overground and local bus routes






LOCATION

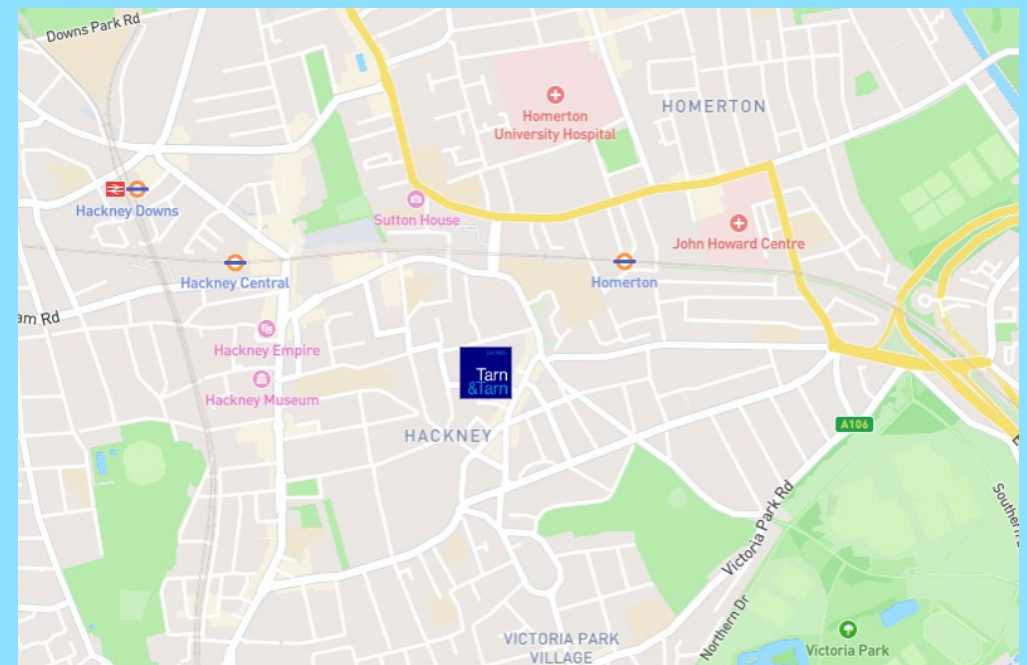
THE AREA

Situated on Collett Street in the heart of Hackney, the property benefits from a vibrant East London location moments from Wick Road and Well Street. The surrounding area is home to a diverse mix of independent cafés, restaurants, wellness operators, and creative businesses, with nearby occupiers including Black Cardamom, Beans & Bites and The Kenton Pub. Victoria Park and Hackney Wick are within close proximity, contributing to the area's strong footfall and growing commercial appeal. The property is well connected via London Overground and numerous bus routes, providing convenient access to the City, Canary Wharf, and the wider East London market.



TRANSPORT

-  Homerton (9-minute walk) - **Overground Line**
-  Cambridge Heath (12-minute walk) – **Overground Line**
-  Hackney Central (15-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Basement					
TOTAL	3,334	£80,000	£11,000 PA	£15,012	£106,012

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

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.

TERMS

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

LOCAL AUTHORITY

London Borough of Hackney

BUILDING INSURANCE

Included in the service charge

VAT

Applicable



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Tarn
&Tarn

VIEWINGS

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