

Tel: 020 7336 1313

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**ANTON
PAGE** 

Commercial Office Space

692 sq. ft. / 64.3 sq. m.

Self-contained office moments from Broadway Market and Cambridge Heath Station

TO LET

63-65 Dove Row, London E2 8RJ



LOCATION

Dove Row offers a quiet office location in the up and coming area of Hackney. The local area benefits from a wide range of cafés, restaurants and bars nearby, most notably the amenities on Broadway Market and Columbia Road. The area benefits from excellent transport links to Shoreditch, the City and The West End via numerous bus routes. London Overground and Tube services are also available from Cambridge Heath, Hoxton and Bethnal Green.

TRANSPORT

Cambridge Heath (London Overground)

Hoxton (London Overground)

Bethnal Green (Central line and London Overground)

Bus routes (26, 48, 55, 394, N26 & N55)

Santander Cycles (Goldsmiths Row, Pritchards Road & Regents Row)

Buses 55, 243 (Oxford Circus, Waterloo)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

This self-contained office is situated on the ground floor of a prominent corner building. The office has a contemporary fit-out and benefits from good natural daylight, excellent floor to ceiling height and ample storage space.

The suite has been fitted with a kitchenette, modern wall lighting and two demised W/Cs.

Available for immediate occupation.

AMENITIES

- Self-contained
- Raised floors
- Good natural light
- Excellent floor to ceiling height
- Modern wall-lighting
- Kitchenette
- Entryphone system
- Storage space
- 2x demised W/Cs

APPROXIMATE FLOOR AREAS

Ground floor 692 sq. ft. 64.3 sq. m.

LEASE

New full repairing and insuring lease is available for a term by arrangement.

RENT

£20,760 per annum plus VAT (£30 per sq. ft. plus VAT)

RATES

We understand that the rates payable for 2018/19 are £8,627.50 per annum (£12.47 per sq. ft.)

We advise interested parties to verify these figures with the London Borough of Hackney.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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