

Commercial Office Space

685 sq. ft. / 63.6 sq. m.

Office suite available in modern industrial warehouse conversion

# TO LET

24-28 Pritchard's Road, London E2 9AP



## LOCATION

Pritchard's Road offers a quiet yet vibrant office location in the up and coming area of Hackney. The local area benefits from a variety 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 Underground services are also available via Cambridge Heath and Bethnal Green.

## TRANSPORT

Cambridge Heath (London Overground)  
Bethnal Green (Central tube line and London Overground)  
Hoxton (London Overground)  
Bus routes (26, 48, 55, N26 & N55)  
Santander Cycles (Pritchard's Road)



## DESCRIPTION

The office is situated on the first floor of this modern industrial warehouse conversion and benefits from excellent natural daylight and good floor to ceiling height.

The office suite would suit a variety of tenants, especially those in the media, tech and creative sectors.

The office is available for immediate occupation.

## AMENITIES

- Excellent floor to ceiling height
- Good natural daylight
- Exposed brickwork
- Perimeter trunking
- Central heating
- Entryphone system
- WCs

## APPROXIMATE FLOOR AREAS

Unit 12      685 sq. ft.      63.6 sq. m.

## LEASE

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

## RENT & SERVICE CHARGE

Unit 12      £25,872 per annum

## RATES

We understand that the rates payable for 2019/20 are;

Unit 12      £8,715.25 per annum

Interested parties should verify these figures with the London Borough of Tower Hamlets.

## VAT

The building is not elected for VAT.

## TOTAL OCCUPANCY COST

£34,587.25 per annum

£2,882.27 per calendar month

## LEGAL COSTS

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

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner  
[hturner@antonpage.com](mailto:hturner@antonpage.com)