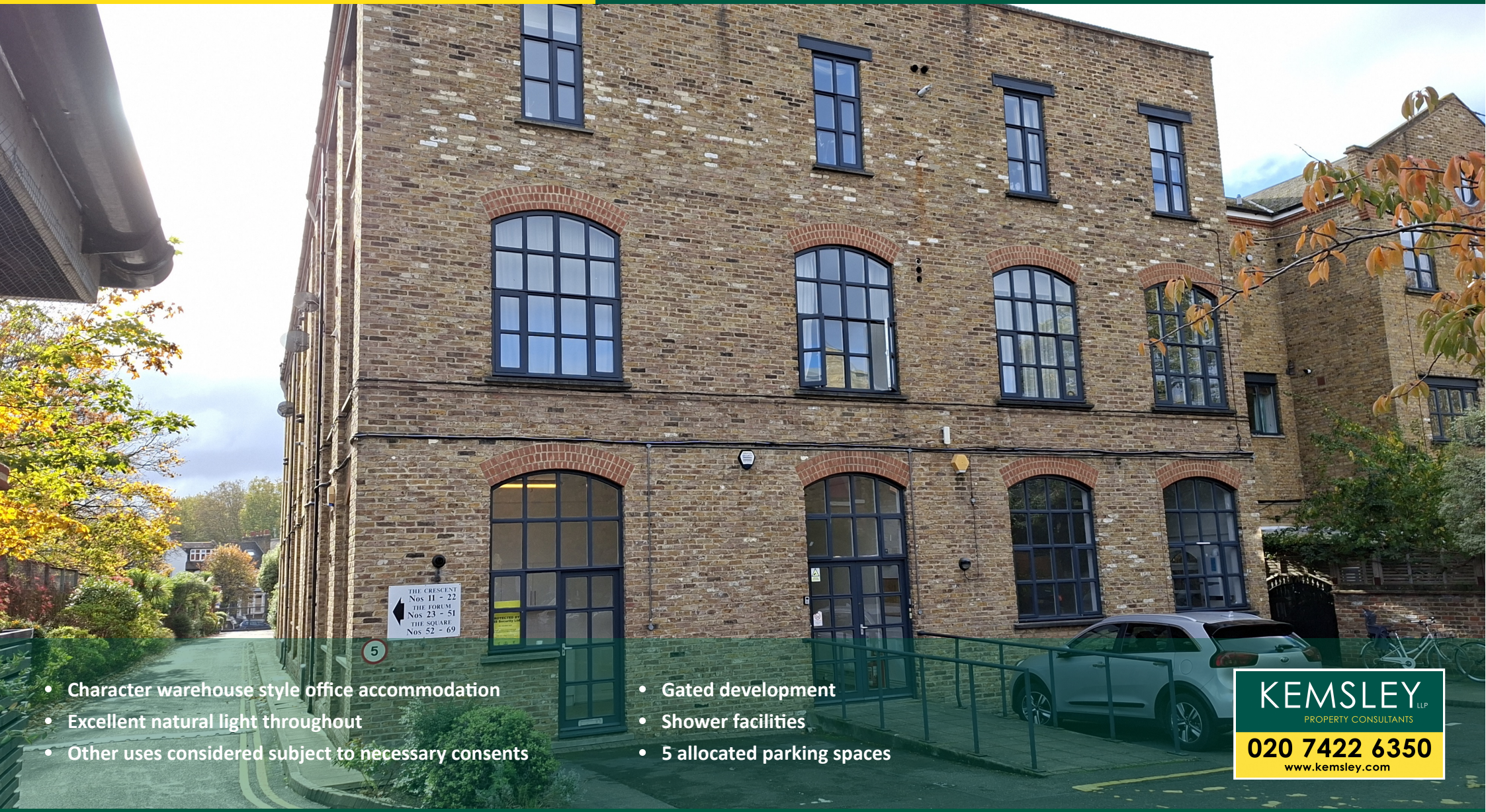
TO LET

Attractive Ground Floor Office within a gated development

2,600 sq. ft. (242 m²)

28-32 INDEPENDENT PLACE

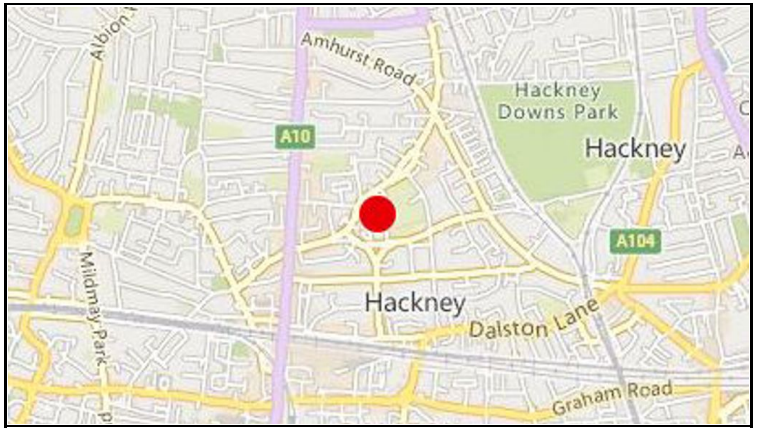
London E8 2HE



- Character warehouse style office accommodation
- Excellent natural light throughout
- Other uses considered subject to necessary consents
- Gated development
- Shower facilities
- 5 allocated parking spaces

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020 7422 6350
www.kemsley.com

Kemsley LLP 46 New Broad Street, London, EC2M 1JH







LOCATION
The property is situated on Independent Place, Hackney, forming part of a well-established commercial area located between Mare Street (A107) and Dalston Lane (A104). The property benefits from excellent public transport, being approximately 0.3 miles from Haggerston station (London Overground) and 0.8 miles from Hoxton station (London Overground), with numerous bus routes servicing nearby Kingsland Road.

DESCRIPTION
The property comprises a self-contained ground floor office suite within a mixed-use converted warehouse development, set behind secure gates within a landscaped courtyard. The accommodation is currently configured to provide a combination of open-plan and private offices, meeting rooms, kitchen and staff welfare facilities. The suite benefits from gas central heating, great natural light, and floor to ceiling warehouse style windows. Externally, the suite benefits from 5 allocated parking spaces.

ACCOMMODATION

Total:	**2,600 sq. ft. (242 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
Interested parties are advised to make their own enquiries of the London borough of Hackney.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
An EPC has been commissioned at band E.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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Ref: AR5069/KC 11.26

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