

SUITABLE FOR A VARIETY OF USES
(SUBJECT TO PLANNING PERMISSION)

**OUTSTANDING OPPORTUNITY CLOSE TO HACKNEY
FASHION HUB**



**The Warehouse, 1-35 Lennox House
Cresset Road, London, E9 6SE**



LOCATION The property is situated on Cresset Road, close to its junction with Mead Place, within the London Borough of Hackney. Homerton and Hackney Central Overground stations are both located within a short walk.

Hackney was recently earmarked as the new fashion capital, with over 70 of England's top designers already based there making it a target for future investment beginning with the introduction of The Hackney Fashion Hub (located approximately 500 meters from the premises).

The area currently features designers and retails of the likes of Pringle, Burberry, Henry Holland, Anya Hindmarch, Aquascutum and Bally.

DESCRIPTION Forming part of a 5 storey 'ziggurat' style building this property offers a rare opportunity to occupy a character building suitable for various uses (S.T.P.P). Internally, the unit provides open space at ground floor level, office, mezzanine floor and WC facilities which afford the opportunity to configure to a tenants requirement. The approximate areas and dimensions are as follows;

	M	Ft
Internal Width:	11.19	36.71
Unit Depth (maximum):	31.43	103.12
Ground Floor Area (NIA):	329.43 sq m	3,546 sq ft
Mezzanine:	122.63 sq m	1,320 sq ft

TENURE A new Full Repairing and Insuring lease on terms to be agreed, subject to periodic upward only rent reviews.

RENT Available on request

USE We understand the property has consent for B1/ B2 or D1 uses within the Town and County Planning (Use Clauses) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.

SERVICE CHARGE The tenant will pay a contribution to the building and estate service charge annually.

RATES The premises have been assessed as having a rateable value of £14,500.

LEGAL COSTS Each party to bear their own costs incurred.

EPC An EPC has been commissioned and will be available in due course.

VIEWING For further information and to arrange a viewing please contact SFP Property.

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