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REAL ESTATE ADVISORS



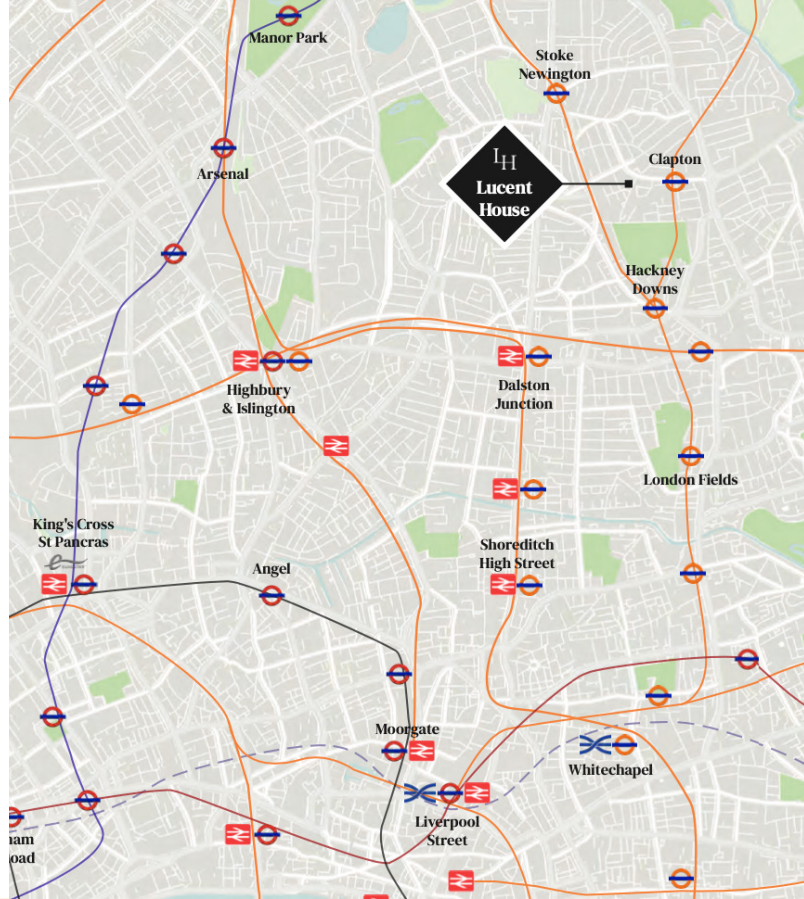
Lucent House, 91 Rendlesham Road Hackney E5

**UNIQUE COMMERCIAL UNIT AVAILABLE
TO BUY OR RENT IN HACKNEY (1,528SQFT)**



Summary

- » Brand **new commercial unit for sale or rent, measuring 142m² / 1,528sqft**; ideal for **coworking operator** or **local business**
- » The property is located on the **ground floor** beneath a new quality mixed-use development comprising **nine luxury apartments**
- » Development by **Goldrose Sharpe Developments**, with **PC set for Q4 2022**
- » Just 0.2 miles to **Rectory Road Station** (Overground Services) providing direct trains to **Shoreditch** and **Kings Cross**.
- » We are inviting offers in excess of **£550,000** (£360psf) **for sale** or **£38,200pax** (£25.00psf) **to rent**



Description

We are delighted to offer the opportunity for **investors and owner occupiers** to secure their own **brand-new commercial unit** in an exciting new development. The property benefits from **office use (B1a)** and is available **either to buy or rent**. Accommodation is located on the **ground floor** and measures **1,528sqft (NIA)** with **excellent floor to ceiling heights (approx 3.5m)**.

We are offering the unit in **shell and core condition** with capped services (water and electric). Our client will deliver the unit with **screeded floor, glazing fitted (3m)** and **breeze block walls whitewashed**. Space **ideal for coworking offering with café** incorporated.

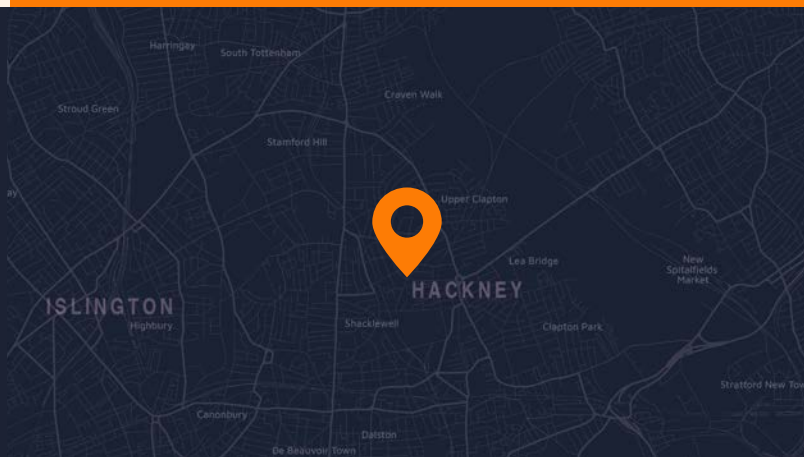
Location

The property is located on the northern end of **Rendlesham Road**, just off the **A10**. This thriving Hackney district is just a short **2-minute walk to Rectory Road station** (Overground) providing direct trains to **Shoreditch (14 mins)** and **King Cross Station (20 mins)**.

The unit is just a 5-minute walk away from both **Stoke Newington Common** to the north and **Hackney Downes Park** to the south, which boasts excellent green spaces for occupiers. There are also a range of **quality F&B offerings close by**.

PROPERTY ADDRESS

Lucent House
91 Rendlesham Road
Hackney E5



Floor Plans

Available upon request.

Business Rates

The **property is yet to be rated by the VOA.**

We recommend interested parties make enquiries with **Hackney council** regarding likely annual rates payable.

Terms

We are inviting **offers in excess of £550,000** (£360psf) **for sale**, with a **new 999-year lease available.**

Alternatively our client **would consider rental offers** guided at **£38,200pax** (£25.00psf) for a **new FRI lease** which will be direct with the landlord. Our client will also expect a **minimum of 6-months' rent deposit** to be held for the duration of the term.

CONTACT US

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