

LONG LEASEHOLD

B1 OFFICE SPACE FOR SALE

**GROUND FLOOR UNIT CLOSE TO HAGGERSTON
STATION**

1B STEAN STREET, LONDON, E8 2FJ
1,787 SQ. FT (166 SQ. M) APPROX



Currell

020 7354 5050

Location

The subject property is located on Stean Street and close to its junction with Dunston Road. The Regents Canal is almost adjacent and there are shops, bars and restaurants in the immediate vicinity. This is a very media and creative location with Dalston Junction and its shopping centre also within easy walking distance.

Haggerston Overground Station is a few minutes walk from the subject property and numerous bus routes run along Kingsland Road connecting with the City.

Description

The office is on the ground floor of a mixed-use development and is currently partitioned into 5 office spaces with shared facilities. However it would be easy to remove to create an open plan office/studio space.

Amenities

- Concrete Flooring
- Kitchenette at rear
- Male & Female WCs at rear
- Stripped Lighting
- Glazed Frontage
- Air Conditioning & Air Filtration System

Accommodation

We understand that the net internal area of the unit is approximately 1,787 sq ft (166 sq m).

Proposed sale

The space is currently let to 5 separate occupiers on short term licences/leases with a combined annual rental of £51,000 per annum. However the space can be offered with vacant possession throughout.

Tenure

The virtual freehold interest of 999 years from 18th February 2015, with over 995 years remaining. The ground rent is a peppercorn

Sale Price

£960,000 for the virtual freehold interest, subject to contract. There is no VAT payable on the sale price.

Legal costs

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

Viewing

Strictly by appointment through sole agents:

Currell Commercial Ltd.

Jon Morell – 020 7096 2785

j.morell@currell.com

Beverley Hedge – 020 7704 7514

b.hedge@currell.com

Dean Marks – 020 7096 2780

d.marks@currell.com

For more information on our properties please visit our website – www.currell.com/commercial

Ref: COM170044

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4. Value Added Tax - All rents, premiums, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.