

# • APEX HOUSE •

## SYLVESTER ROAD

APEX HOUSE, SYLVESTER ROAD, HACKNEY E.8

In the Heart of Hackney Central



- A new self-contained ground floor commercial space comprising 2,486 sq ft (231 sq m)
- Offered in Shell and Core condition, ready for immediate fit-out, with 3 Phase power
- Flexible space which can be sub-divided to provide 1, 2 or 3 units
- Bright space with good natural light
- On-street parking permits available



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## SYLVESTER ROAD

### COMMERCIAL PREMISES FOR SALE 2,486 SQUARE FEET (231 SQUARE METRES)

#### LOCATION

The premises are located on Sylvester Road close to its junction with Mare Street in the heart of Hackney Central. The area is well served by both train and bus services with Hackney Central (Overground) station being with a few minutes walk providing quick and easy access to Shoreditch, Old Street and Central London.

The immediate area has benefited from substantial regeneration over the last few years, with the Hackney Fashion Hub being within close proximity, including many leading fashion retailers including Burberry, Joseph and Nike. London Fields is also within easy reach and offers some of East London's foremost restaurants and coffee shops.

#### DESCRIPTION

Comprising a self-contained ground floor commercial unit with B1 (office) or D1 (educational) uses, which is to be offered in shell and core condition, ready for immediate fit-out. The property benefits from extensive street frontage and also offers flexible space capable of being divided into 3 units.

#### FLOOR AREA

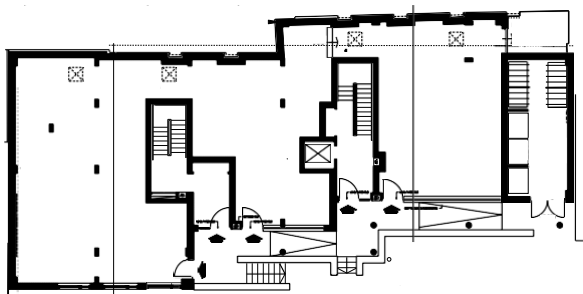
2,486 SQ FT (231 SQ M)

#### TENURE

Virtual Freehold – 999 years

#### LEGAL COSTS

Each party to bear their own legal costs in this matter



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