

35 Fortescue Avenue (Ground Floor), Hackney, E8 3QB



£1,800 Per month

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£1800 pcm per floor (+ Service Charges)

Available immediately

A great commercial unit in hip Hackney. Round the corner from London Fields over ground station. Kitchen available on both floors - Shower room & toilet available on both floors.

Business Rates - RV £5800

CEPC - E

Mains - Gas/Electric/Water

Approx Gross Internal Area
21 sq m / 229 sq ft

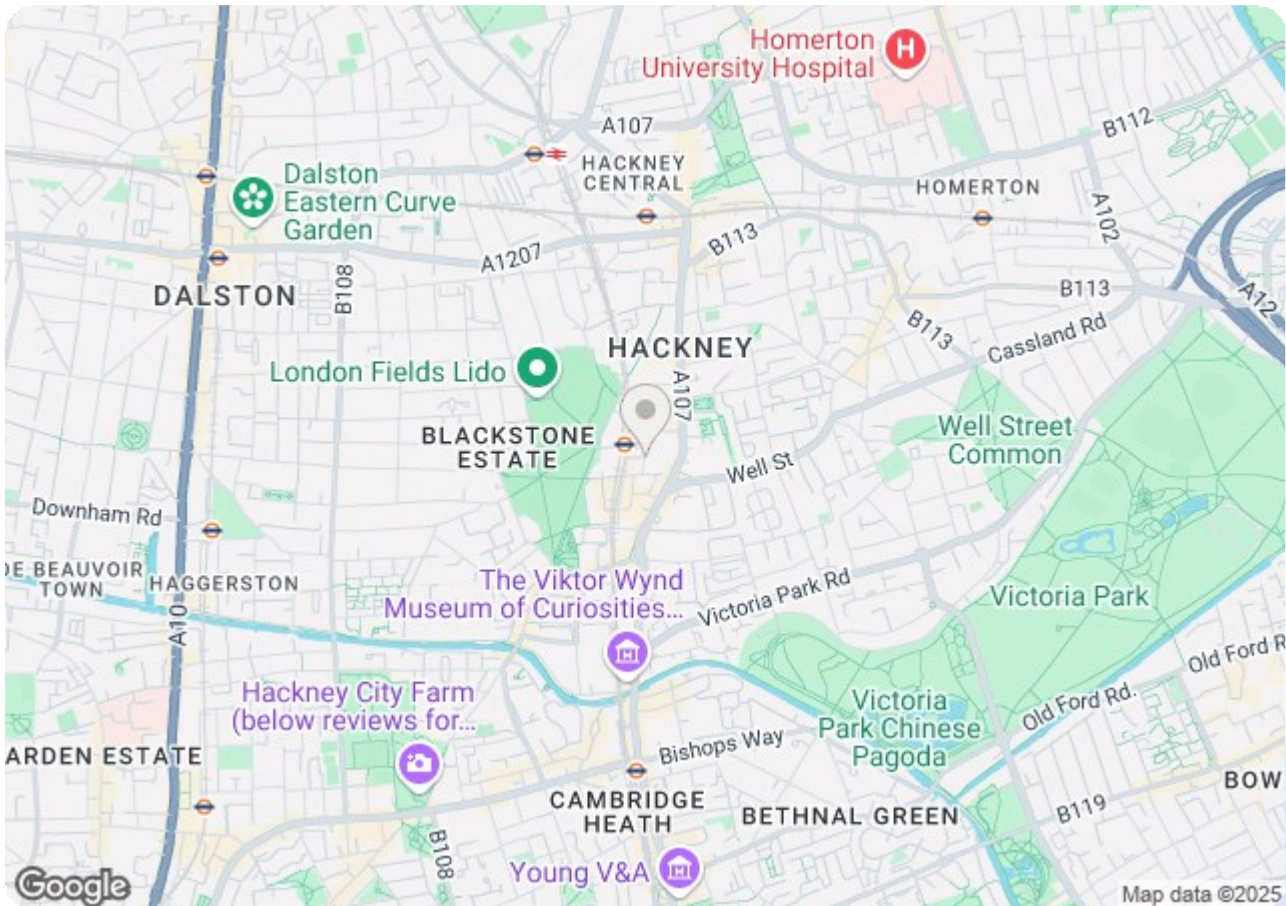


Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

