



## FOR SALE / TO LET

### Millfields Road, Hackney E5

New Build Premises (A1/A2/B1/D1 Uses)  
335 sq ft Ground Floor Unit



T. 020 7375 3444  
W. [belchakcorin.com](http://belchakcorin.com)

Belchak Corin & Co.  
34 Artillery Lane  
Spitalfields  
London E1 7LS



## Moore House | Millfields Road | Lower Clapton | London E5 0RU

### Location

Set back from Lower Clapton Road in this popular East London location. The property is situated in close proximity to Hackney Downs, close to the boutique shops and restaurants on Chatsworth Road and is within 5 minutes' walk of both Hackney Downs and Hackney Central Mainline and Overground stations. The immediate area has undergone significant transformation in the last five years and is now recognised as a leading fashionable district with its vibrant bars, independent coffee shops, reinvigorated pubs and notable restaurants.

Dalston, London Fields, Hackney Central and Stoke Newington are all within a 1.5 mile radius.

### Accommodation

Comprising a ground floor premises benefitting from a prominent frontage, excellent natural light and good ceiling height throughout. The premises has been granted a range of planning uses and would be of interest to owner occupiers or investors.

The approximate floor area is 335 sq ft.  
Area supplied by Vendor.

### Amenities

- \* Brand New Premises
- \* Planning Use (A1/A2/B1/D1)
- \* WC & Kitchenette Installed
- \* Emerging Location
- \* Large Glass Frontages Installed
- \* Concrete screed Floor

### Tenure

Either a sale of 250 year Long Leasehold at a peppercorn ground rent, or a new effective full repairing and insuring lease for a term by arrangement.

### Viewings

Strictly by appointment only  
Belchak Corin & Co.

Ref: Greg Corin / Oli Cohen  
T: 020 7375 3444  
E: gc@belchakcorin.com  
oc@belchakcorin.com

### Sale Price

Offers in the region of  
£180,000 excl.

### Rental Price

£13,000 per annum excl.

### Legal Costs

Each party to bear their  
own legal costs.

### VAT

VAT is applicable.

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### SUBJECT TO CONTRACT

MISREPRESENTATION ACT - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this can not be guaranteed.

