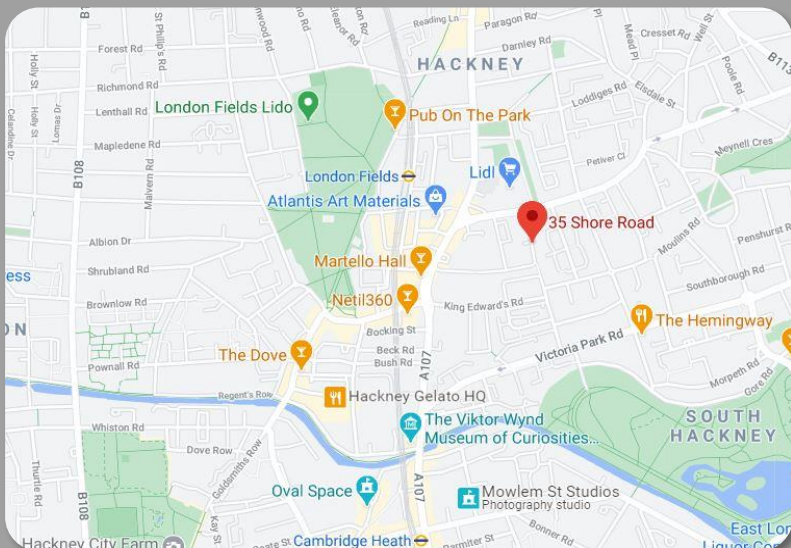


# Self-Contained Office Suites **For Sale**

A newly constructed mixed-use scheme incorporating seven commercial units in a range of sizes from 538 sqft – 2,615 sqft

Guide prices from £375,000



35 Shore Road  
London Fields  
Hackney  
E9 7TB

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020 7613 4044

[www.fyfemcdade.com](http://www.fyfemcdade.com)

## 35 Shore Road

An exclusive new mixed-use development comprising 13 luxury apartments and 7 self-contained B1 (office) commercial units in the popular London Fields neighbourhood of Hackney. Shore Road is located just off Well Street near its junction with Mare Street. London Fields Station is 6 minutes walk with trains to Liverpool Street taking 9 minutes, alternatively reached directly by bus within 30 minutes. Shoreditch is reached by bus in 20 minutes.

The area hosts an abundance of independent eateries, and bars around Mare Street and the fashionable Broadway Market which is reached within 10 minutes walk. The property also lies within 10 minutes walk of two of London's best green open spaces - London Fields Park with its historic Lido and the expansive Victoria Park, the original 'People's Park'. Other notable amenities to the north around Hackney central include the Hackney Empire theatre, Hackney Picture House cinema, Oslo music venue and the designer outlet stores of Hackney Walk fashion hub.

The commercial units will be delivered as shell and core with capped services.

Available with 999 years long leasehold

Reservation Deposit of £5,000

10% Exchange Deposit

| Unit No. | Level          | Amenity   | Aspect     | Sq M | Sq Ft | £/Sq Ft | Asking Price |
|----------|----------------|-----------|------------|------|-------|---------|--------------|
| 1        | Ground         |           | East       | 50   | 538   | £697    | £375,000     |
| 2        | Ground         |           | East       | 175  | 1883  | £664    | £1,250,000   |
| 3        | Ground         |           | West       | 100  | 1076  | £674    | £725,000     |
| 4        | Ground & First | Terrace   | North/East | 243  | 2615  | £650    | £1,700,000   |
| 5        | Lower Ground   | Courtyard | East       | 170  | 1829  | £533    | £975,000     |
| 6        | Lower Ground   |           | West       | 96   | 1033  | £484    | £500,000     |
| 7        | Lower Ground   | Courtyard | North/West | 170  | 1829  | £533    | £975,000     |
| Total    |                |           |            | 1004 | 10803 | £602    | £6,500,000   |

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## Summary of available Units

### **Unit – 1,538 sqft**

Located at the entrance to the scheme on Shore Road, on the Ground Floor with an east facing glazed frontage, delivering excellent natural light with a spacious feel, having ceiling height in excess of 3 metres.

### **Unit 2 – 1,883 sqft**

On the Ground Floor within the scheme is a spacious unit with ceiling height in excess of 3 metres and has good natural light with an easterly aspect and additional benefit of skylight.

### **Unit 3 – 1,076 sqft**

Within the scheme on the Ground Floor is the ideal size for many companies. The unit is self-contained, has good natural light with a north and west aspect and a spacious feel, having ceiling height in excess of 3 metres.

### **Unit 4 – 2,615 sqft (Ground Floor – 1663 sqft First Floor – 984 sqft)**

Quietly situated to the rear of the scheme, totalling 2,600 sqft arranged over Ground and First floors. The unit has plenty of natural light, the First Floor in particular benefits from north, east and south facing windows plus additional skylights. The unit has the added bonus of outside space with access to a small private courtyard on the Ground Floor.

### **Unit 5 – 1,829 sqft**

Offering generous accommodation in the Lower Ground Floor at the front of the scheme, with a useful span of space free from pillars, high ceilings in excess of 3 metres and glazed frontage with easterly aspect having sole access to an appealing private courtyard.

### **Unit 6 – 1,033 sqft**

An affordable Lower Ground Floor office space, the perfect size for many companies to create a self-contained suite with west facing outlook to light well of the sunken courtyard space, provides good natural light and ceiling height in excess of 3 metres.

### **Unit 7 – 1,829 sqft**

One of the larger units, quietly situated in the Lower Ground Floor to the rear of the development, has good natural light benefitting from skylights and glazing to the light well which also provides private access to the large sunken courtyard space.