

**Lot 14, Units 4,5,6,7,8,9,10,11,13,14,15,16,18 & 19,39-45 Gransden Avenue, Hackney,  
London E8 3QA**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



**Unique Commercial Space in vibrant London Fields**

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## Property Information

### Unique Commercial Space in vibrant London Fields

- Bustling and vibrant London Fields location close to Broadway Market and Hackney Central in East London
- Approximately 2,005.55 sq. m. (21,583 sq. ft.) of accommodation over ground, lower ground and basement floors
- Attractive and desirable flexible accommodation currently providing 15 units
- VAT Free Opportunity
- Suitable for a variety of creative uses such as office, studios, storage etc.
- Immediate Asset Management opportunities

**Lot**  
14

**Auction**  
12/Jul/2022

**Vacant Possession**

**Status**  
Available

**Sector**  
Office

**Auction Venue**  
Live Streamed Auction

On the Instructions of  
Administrators

### Location

**Miles** 1 miles east of Dalston  
1 mile north of Bethnal Green

**Roads** A10, A11

**Rail** London Fields (Overground)

**Air** London City Airport

### Situation

Hackney is a bustling North-East London suburb approximately 3 miles north-east of the City of London. The property is located on the east side of Gransden Avenue immediately to the west of Mare Street and within close walking distance of London Fields (2 minute walk) and Hackney Central (11 minute walk) Overground Stations, which provide direct access to Liverpool Street Station, east and west London. The area has become very popular amongst creative occupiers from the Arts as well as the food and beverage sector and has seen continued growth and development for the last decade.

### Tenure

Virtual Freehold. Each unit is held for a term of 999 years from 30th August 2018 at a peppercorn rent per annum. Full information is available within the Legal Pack.

### Description

This recently developed property provides attractive, modern and flexible accommodation currently arranged as 15 units over ground, lower mezzanine, lower ground and basement floors, and forms part of a wider residential apartment block (which is not included within this sale). The units are suitable for a range of business uses to include office, retail and storage (subject to the appropriate planning consents). The majority of the units have individual private entrances and all benefit from kitchenette and WC facilities within each unit. Access to the lower ground floor units is provided by a DDA compliant passenger lift.

The property will be offered with full vacant possession.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Administrators are acting without personal liability. The Administrators are not bound to accept the highest or any offer. The special conditions and transfer for any sale will give no title guarantee and will exclude the personal liability of the administrators.

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## Tenancy & Accommodation

Unit	Floor	Floor Areas Approx sq m	Floor Areas Approx sq ft
4	Ground Lower Mezzanine Basement	108.31 47.00 99.42	(1,165) (506) (1,070)
5	Ground Lower Mezzanine Basement	51.69 32.10 69.00	(556) (345) (742)
6	Ground Lower Mezzanine Basement	57.10 34.40 89.50	(614) (370) (963)
7	Ground Lower Mezzanine Basement	80.60 47.00 149.60	(867) (506) (1,610)
8	Lower Ground	105.40	(1,134)
9	Lower Ground	82.10	(884)
10	Lower Ground	86.10	(927)
11	Lower Ground	88.10	(949)
13	Lower Ground	82.83	(892)
14	Lower Ground	68.50	(737)
15	Lower Ground	66.20	(712)
16	Lower Ground	113.00	(1,216)
18	Lower Ground	185.80	(2,000)
19a	Ground	136.20	(1,466)
19b	Lower Ground	125.60	(1,352)
<b>Total Approximate Floor Area (1)</b>		<b>2,005.55</b>	<b>(21,583)</b>

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(1) Please note all floor areas stated are Gross Internal Areas (GIA).



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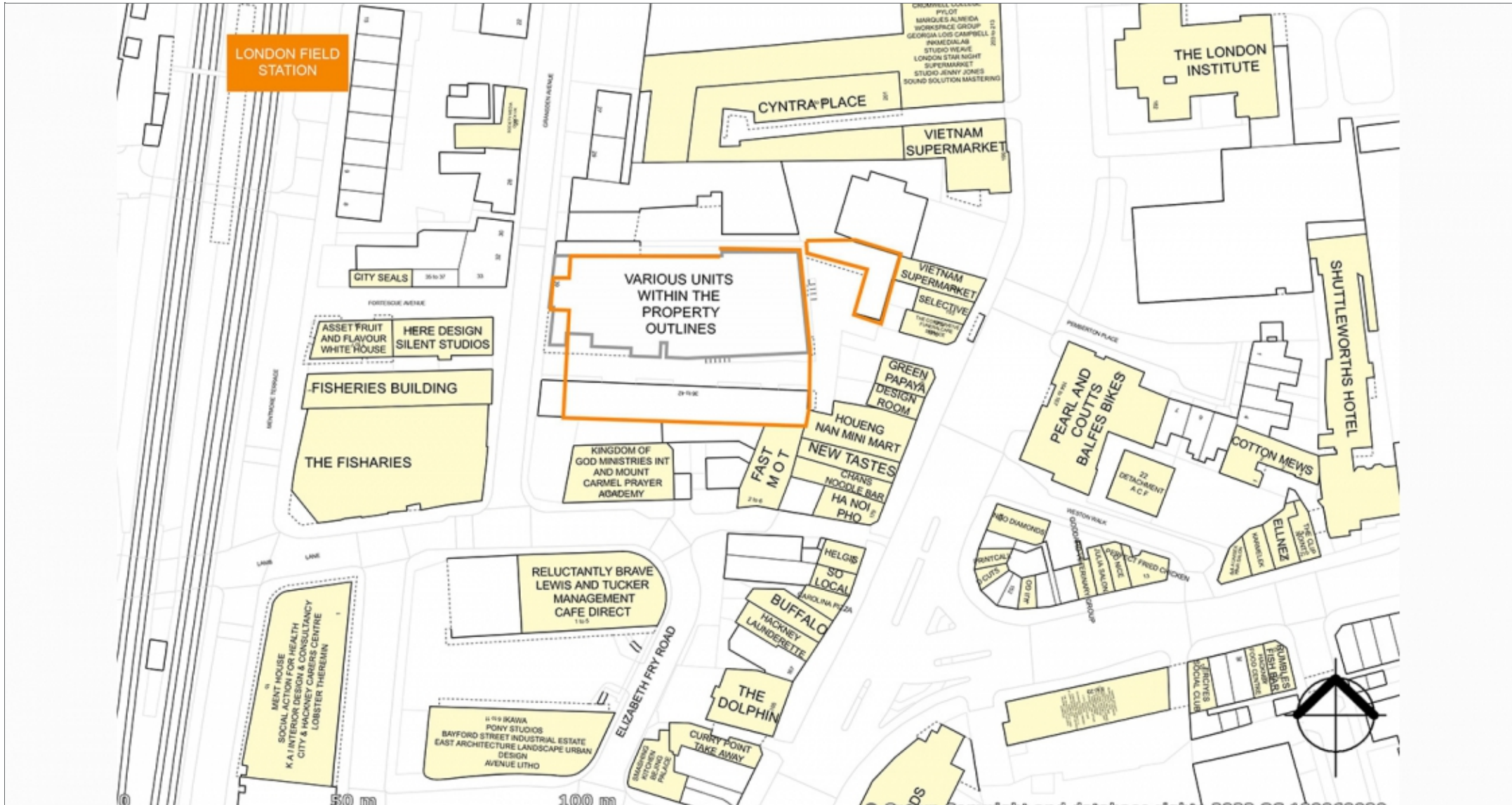
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## Contacts

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September 2020

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