

**London E9**  
**Ground Floor**  
**47-49 Tudor Road**  
**Hackney**  
**E9 7SN**

- **Virtual Freehold Office Investment**
- Comprises 419.15 sq m (4,511 sq ft) accommodation
- Let on new lease from January 2017
- Situated in vibrant London Fields area of Hackney
- No VAT applicable
- Rent Review 2021
- Current Gross Rent Reserved  
**£113,400 pa**



**Tenure**

Leasehold. The property is to be held for a term of 999 years from completion at a ground rent of a peppercorn.

**Location**

Hackney is a vibrant and upcoming area of East London, bordered by Dalston, Clapham and Cambridge Heath some 2.5 miles north-east of the City of London. The area is well connected by railway, with Hackney Central, Hackney Downs and London Fields stations all providing regular services.

The property is situated between Tudor Road and Well Street, immediately to the east of Mare Street, which forms the main retail thoroughfare in the area.

Occupiers close by include Mind, The NHS and Texaco within a predominantly residential area.

**Description**

The property is arranged on ground floor only to provide two intercommunicating office suites which are presently utilised by the same occupier as labs, office suites and a warehouse.

The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Ground Floor Office</b>	<b>354.45 sq m</b>	<b>(3,815 sq ft)</b>
<b>Ground Floor Warehouse</b>	<b>54.50 sq m</b>	<b>(586 sq ft)</b>
<b>Limited Use Space</b>	<b>10.20 sq m</b>	<b>(110 sq ft)</b>
<b>Total</b>	<b>419.15 sq m</b>	<b>(4,511 sq ft)</b>

**Tenancy**

The property is at present let to FORMFORMFORM LIMITED for a term of years from 9th January 2017 and expiring 31st December 2026 at a current rent of £113,400 per annum. The lease provides for a rent review on 24th December 2021 and contains full repairing and insuring covenants.

The tenant benefits from a rent free period expiring 5th July 2017. The vendor will top up the rent by way of a reduction in the sale price so the buyer will effectively receive £113,400 per annum from completion until expiry of the rent free period.

(1) The tenant has the option to determine the lease on 31st December 2021.

**Tenant Information**

Website Address: [www.sugru.com](http://www.sugru.com)

FormFormForm is the creator of Sugru, the world's first mouldable glue. The product has had significant press coverage including The Telegraph, TIME magazine, Forbes and The Independent. (Source: [www.sugru.com](http://www.sugru.com))

**VAT**

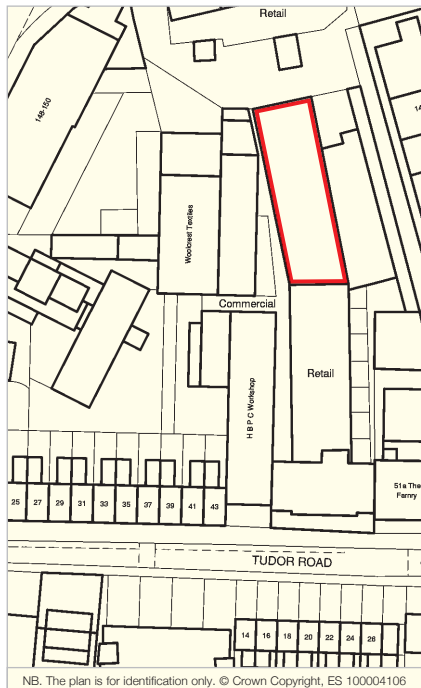
VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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