Ground and Basement Unit To Let - Cambridge Heath Road E2

Newly refurbished unit suitable for a variety of uses (STPP)

280 Cambridge Heath Road, Hackney, LONDON, E2 9DA

Area
Net Internal Area: 64 sq.m. (690 sq.ft.)

Rent
£25,000 per annum (approx. £2,083 monthly) subject to contract

Property Description

The unit comprises an end of terrace commercial unit, formerly operating as a minicab office, which has been extensively refurbished throughout with new lighting, rewiring, flooring and glazed shop front.

Arranged over ground and basement floors, the space is configured predominantly as open plan retailing/office space, with rear WC and plumbing for a kitchenette at ground floor. The basement is accessed via an internal staircase and provides well-lit space with additional cupboard housing the electrical meter and wiring.

The unit lends itself to a variety of uses, particularly within the retail, office or leisure industries (STPP). The prospective tenant should check with a planning consultant in respect of their intended use.

Key considerations:
> Newly refurbished, prominent unit, with high quality fit-out
> New lease available
> Exceptional location in the heart of Hackney / Bethnal Green
> Suitable for a variety of uses STPP
> Abundance of local amenities including parks, markets, eateries, pubs, bars and leisure operators
> Excellent public transport links
> 150m to Cambridge Heath Station (London Overground / Weaver Line)
> 5 minutes journey time to London Liverpool Street Station

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

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GILMARTIN LEY

Accommodation

Net Internal Area: 64 sq.m. (690 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	39.45	424	Open plan retail / office area with rear WC and stairs to basement.
Basement	24.67	265	Open plan basement space, well-lit with excellent floor to ceiling height.

Property Location

The property is located on the East side of Cambridge Heath Road, approximately 100m North of the intersection with Hackney Road - an exceptional location in the cosmopolitan heart of Hackney. The area is a mixture of residential and commercial accommodation and a highly sort after location for commuters and young professionals.

There is an abundance of local amenities Broadway Market, Mare Street Market, Netil Market, Five Points Brewery, Victoria Park, along with a wide variety of independent retailers, bars, gyms, all day eateries and bars/pubs are all within walking distance from the property.

Cambridge Heath Station (London Overground / Weaver Line) is within 150m of the property with connections into London Liverpool Street in 5 minutes. Day and night bus services provide connections throughout central and inner London.

2023 Rateable Value £12000.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease on terms to be agreed

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Hackney

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: https:/www.gilmartinley.co.uk/properties/33192
Offer Requirements document

Last Updated: 05 Oct 2026

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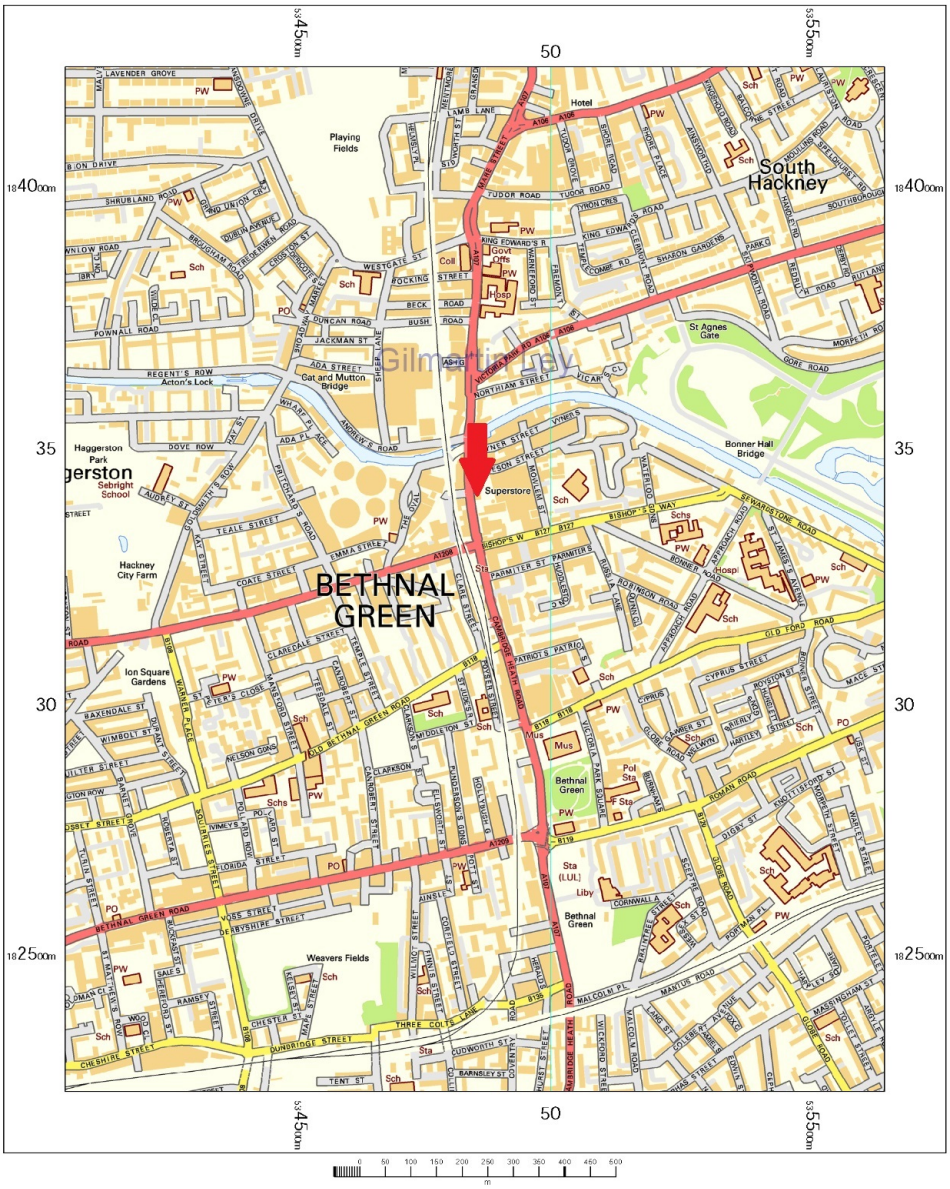

OS Streetview
Tuesday, April 28, 2026, ID: CM-01275241
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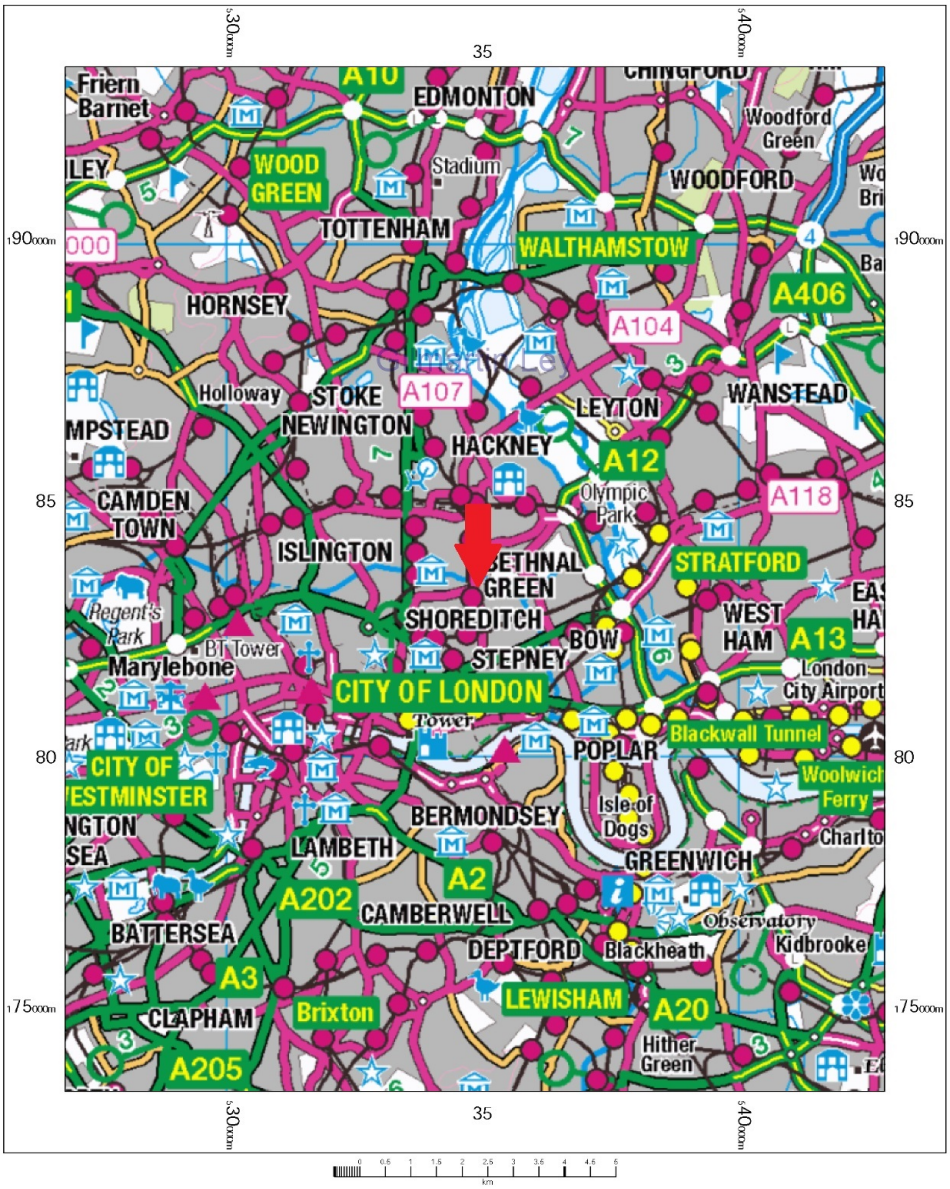

OS 250k scale raster
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https:/www.gilmartinley.co.uk/properties/to-rent/shops/hackney/london/e2/33192 *Our ref: 33192*

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