



Unit C, 16 Andre Street, Hackney, E8 2AA
Industrial, Office To Let / For Sale | 5,408 sq ft

TO LET / FOR SALE

Industrial / Office

5,408 sq ft / 502.4 sq m

£110,000 per annum

020 8520 9911
www.strettons.co.uk

Studio/Workshop over
Ground & First Floor with a yard.
Flexible or Long Lease available.



- Loading Doors
- W/C Kitchenette
- Three-phase Power
- Fenced Yard
- Car Park
- First floor office/extra storage space
- Substantially refurbished
- Located in central region of London Borough of Hackney
- The property benefits from excellent transport links



Description

The warehouse unit comes with a fenced yard and car park that faces Andre Street, offering exclusive use to the tenant. The ground floor warehouse has an open-plan layout with a first-floor office or extra storage area. The property has been substantially refurbished. There are loading doors, WC's, a kitchenette, and three-phase power.

Location

The property is situated in the central region of London's Hackney Borough, south of Hackney Downs. This locality is a blend of commercial and residential properties, with commercial properties lining Andre Street, where the property is located. The property is positioned on the south-western side of Andre Street, with Amhurst Road to the south and Downs Park Road to the north. The property benefits from excellent transportation links, with Hackney Down Station, offering both London Overground and Greater Anglia services, situated 0.4 miles away.



Accommodation/Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m
Ground - Warehouse	3,583	332.87
Ist	1,825	169.55
Total	5,408	502.42

Tenure

A new lease for a long term or a flexible lease is available, direct from the Landlord, on a term to be agreed. The Landlord may consider offers for the freehold. Title Number NGL501082.

Rent/Price

On application.

AML

The successful tenant will be required to comply with Strettons' and the FCA's anti money laundering requirements.

Business Rates

Interested parties to make their own enquiries with the local council, London Borough of Hackney.

VAT

Upon enquiry

EPC

Has been commissioned

Further Information:



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