

Est. 1955

Tarn
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UNIT 8 BAYFORD
STREET INDUSTRIAL
CENTRE,
LONDON FIELDS,
LONDON
E8 3SE

INDUSTRIAL STYLE
OFFICE/STUDIO
3,100 SQFT (288 SQM)



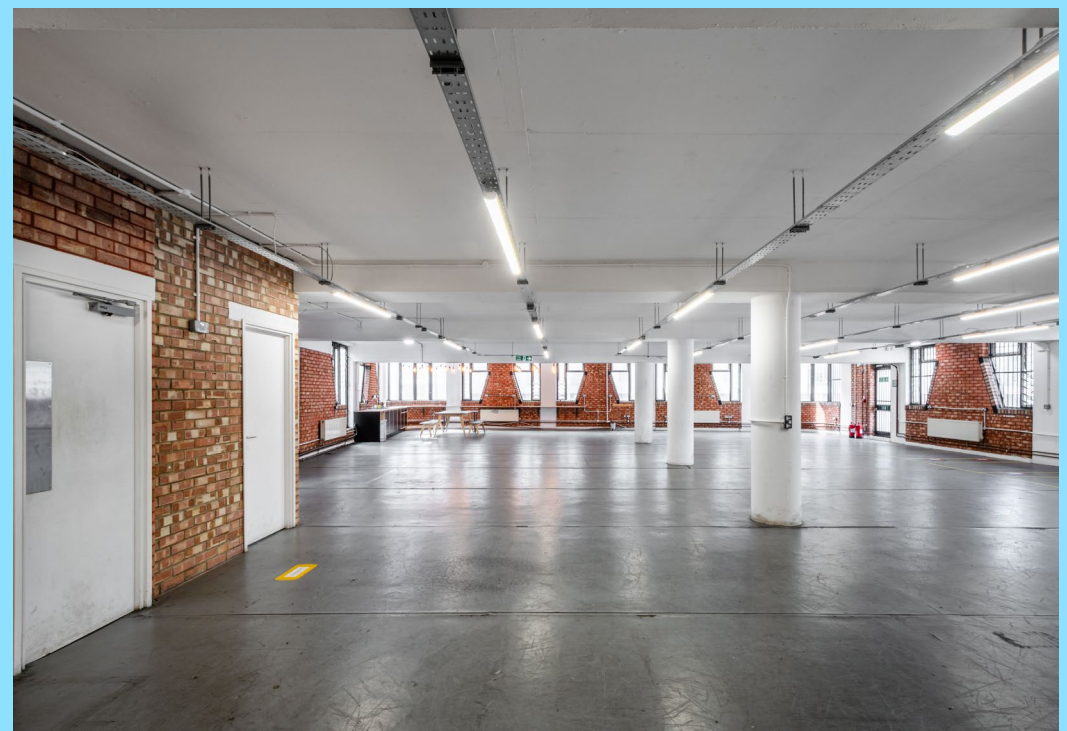
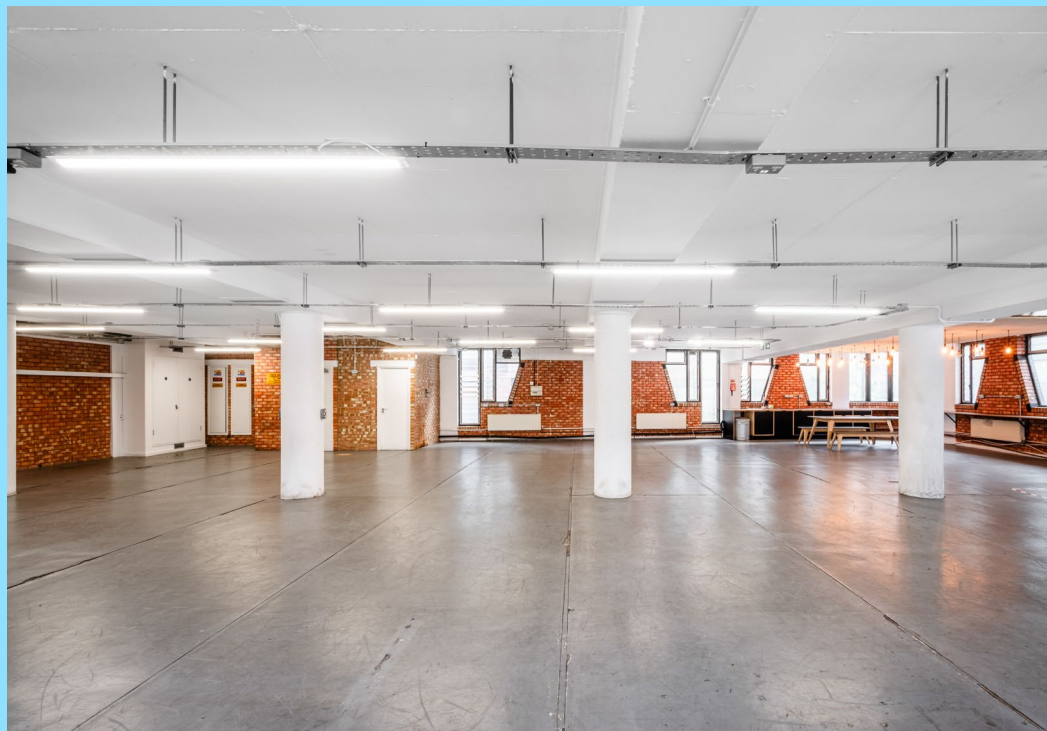
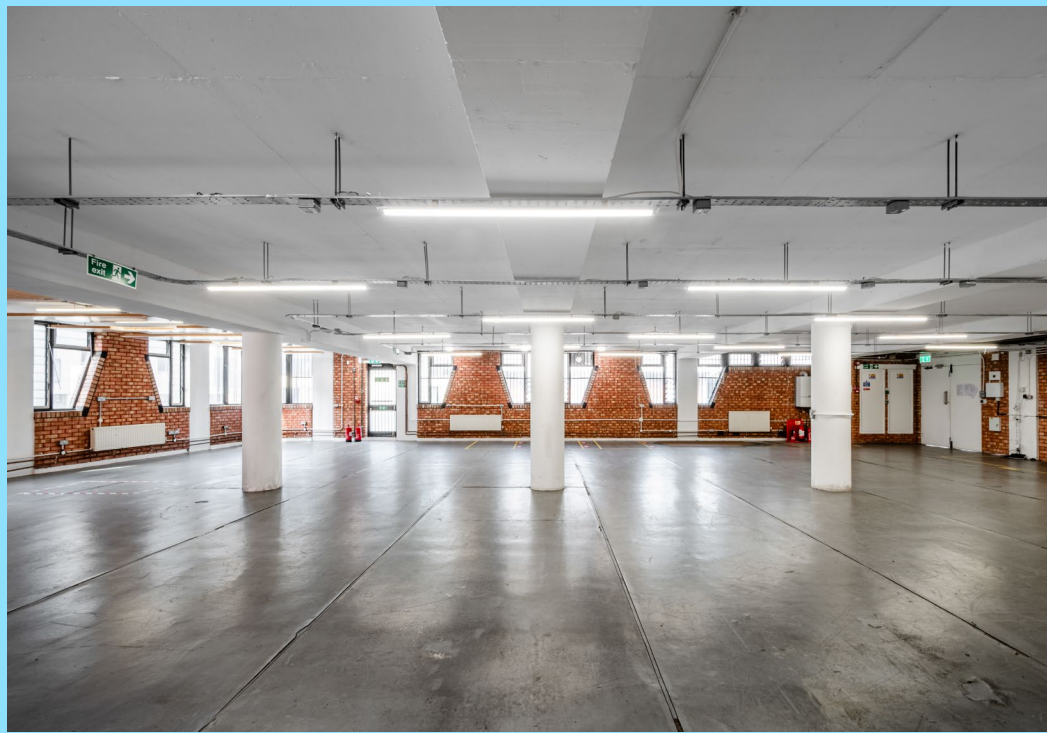
DESCRIPTION

The commercial unit occupies the first floor of a three-storey warehouse building, offering versatile accommodation suitable for a range of business uses. The property benefits from excellent access and loading facilities, including a goods lift, with car parking available by separate arrangement. The unit is also equipped with a kitchenette, WC and shower facilities. The space would be well suited to production and storage requirements, as well as a variety of creative occupiers including printing, music, photography and studio-based businesses.

SUMMARY

- LED Lights
- WC Facilities
- Concrete Flooring
- Kitchenette
- Good Ceiling Height
- Loading Facilities
- Secured Developments
- Goods Lift





LOCATION

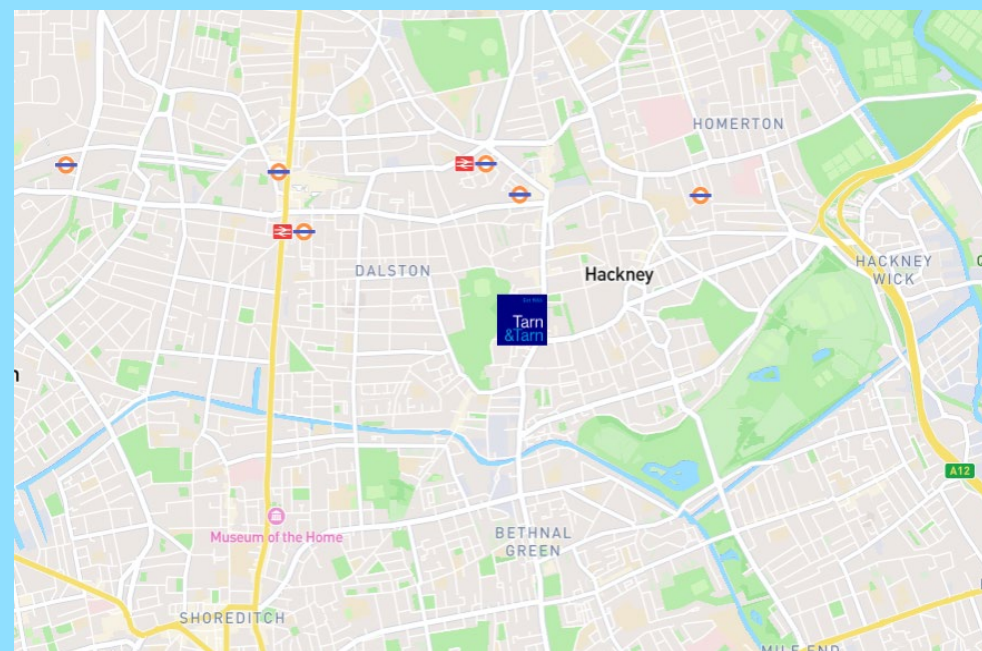
THE AREA

The business centre is situated just off Mare Street, a vibrant and well-established creative hub home to a diverse range of businesses, independent operators and creative industries. The property benefits from excellent transport connectivity, with London Fields Overground Station just a two-minute walk away, providing direct and convenient access to Liverpool Street. Numerous bus routes serve the surrounding area, while the location also sits outside the Congestion Charge Zone, offering further convenience for commuters and visitors..



TRANSPORT

- 🚶 London Fields (3-minute walk) – **Overground Line**
- 🚶 Hackney Central (14-minute walk) – **Overground Line**
- 🚶 Cambridge Heath (14-minute walk) - **Overground Line**



ACCOMMODATION

FLOOR / UNITS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES PAYABLE	TOTAL YEAR
1 ST FLOOR – UNIT 8	3,100				
TOTAL	3,100	£71,300 PA (£23 PSF)	£8,613.60 PA	£30,240 PA	£110,153.60

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

BUILDING INSURANCE

£5,676.66 per annum + VAT

LOCAL AUTHORITY

London Borough of Hackney

VAT

Applicable



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.