

**32 GRANSDEN
AVENUE
E8**

1,075 SQ FT
SELF-CONTAINED CREATIVE STUDIO/
SHOWROOM/OFFICE SPACE AVAILABLE FOR
RENT
LONDON FIELDS, E8





DESCRIPTION

This distinctive 1,075 sq ft commercial premises spans the ground and lower ground floors in a prominent London Fields location, just a one-minute walk from London Fields Overground Station. The space features mobile-operated smart Yale locks and lighting, alongside smart shutters that can be controlled via an app and scheduled to open and close automatically. Floor-to-ceiling glazing provides excellent natural light, while a fitted kitchenette, storage facilities and two separate WCs offer added practicality. The premises also benefits from an EPC B rating.

AMENITIES



24 HOUR ACCESS



E CLASS USE



EXCELLENT
TRANSPORT LINKS



GOOD FRONTAGE



KITCHENETTE



EXCELLENT
NATURAL LIGHT



GOOD FOOTFALL

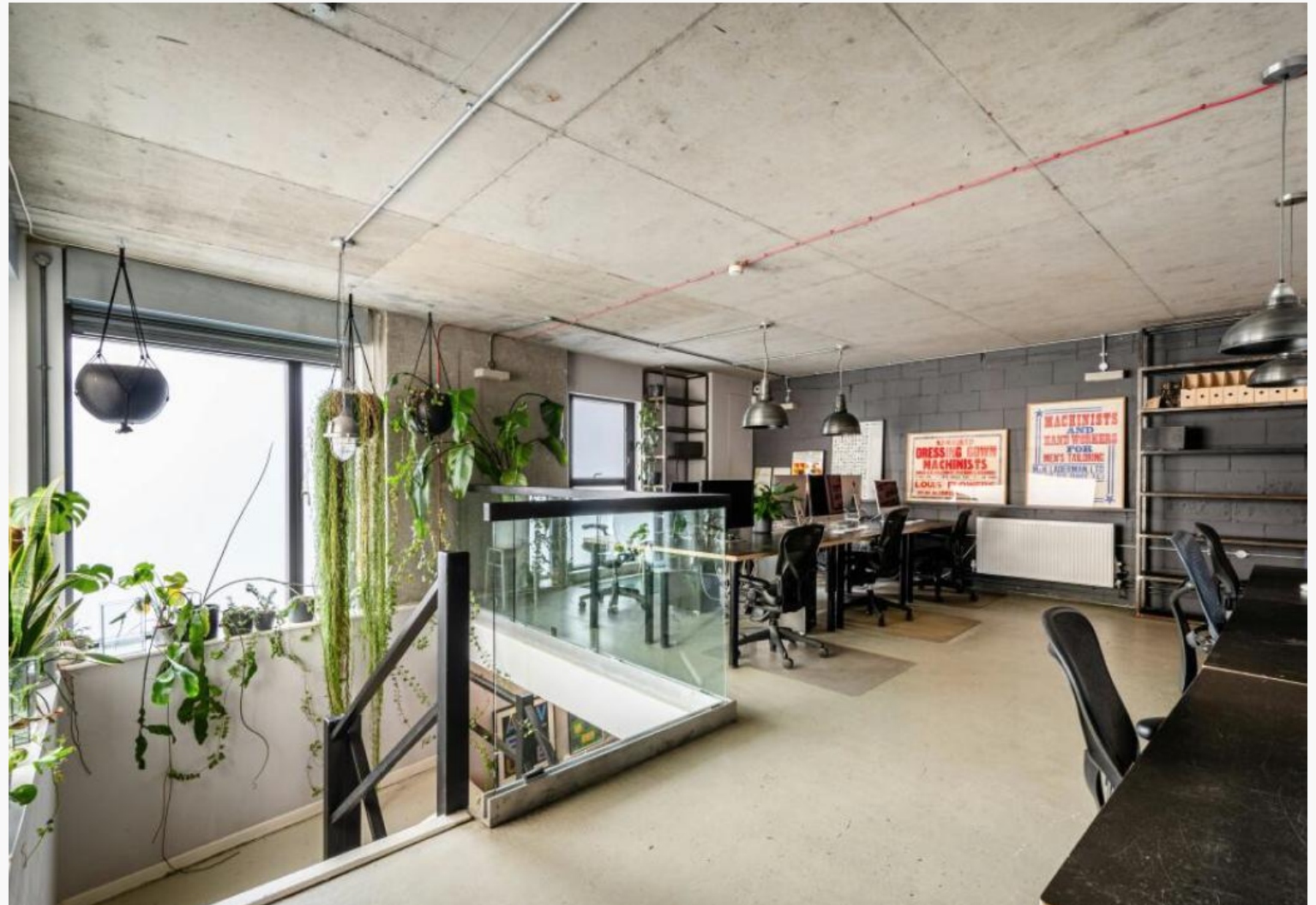


OPEN PLAN



GREAT CEILING
HEIGHTS

CREATIVE STUDIO/ OFFICE/SHOWROOM AVAILABLE FOR RENT





TRANSPORT

London Fields – 1 Mins Walk



Hackney central – 7 Mins Walk



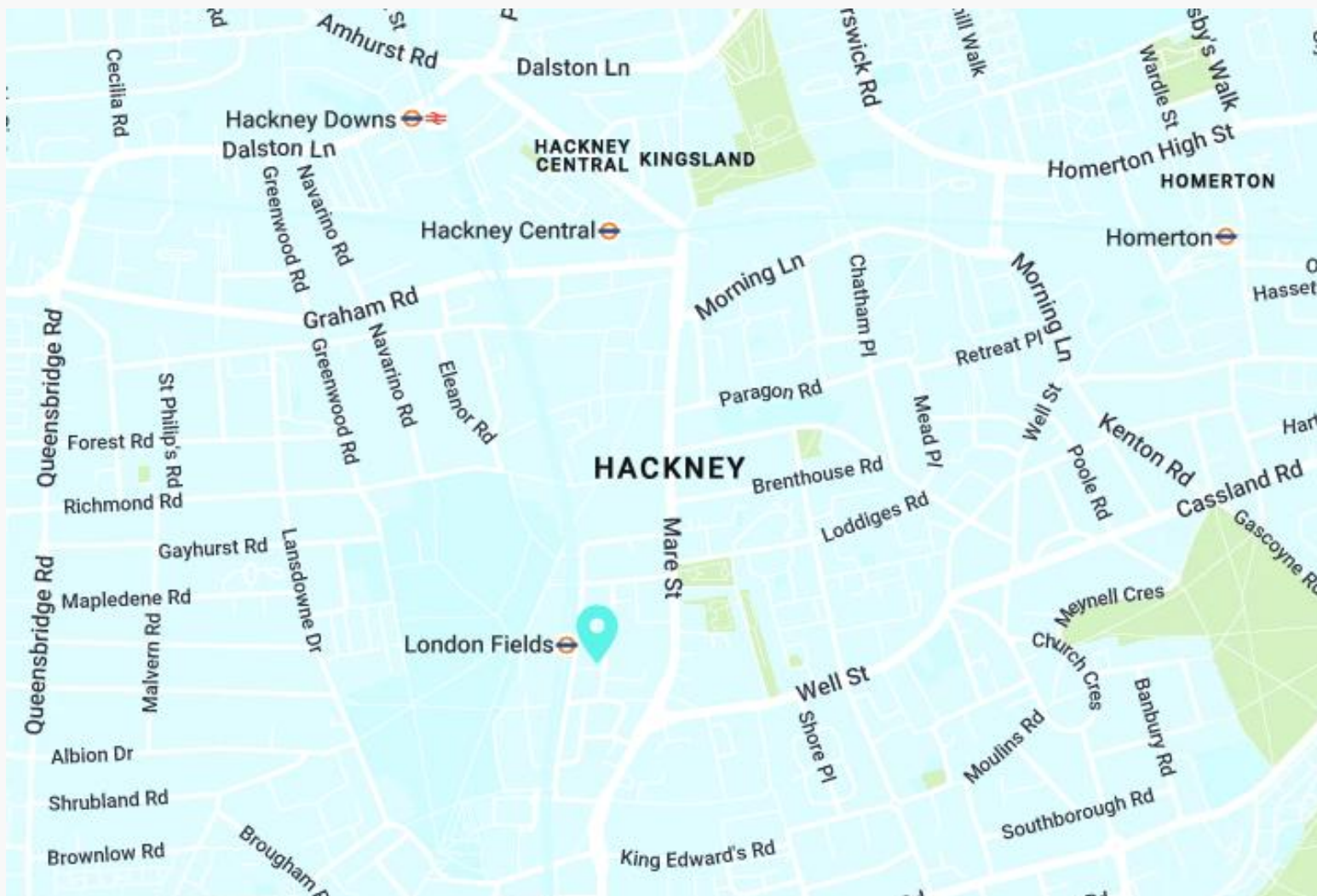
Hackney Downs – 11 mins



AREA

The development is situated in an ideal location between London Fields and Mare Street, within a vibrant neighbourhood where co-working spaces and independent businesses coexist alongside new residential developments. It is an excellent example of an inner-London micro-community, offering outstanding transport connections, green spaces and a wide range of amenities. The area is popular with artisans and entrepreneurs and serves as a hub for leisure and entertainment.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
G	532					
LG	571					
Total	1,075	Available	£33,500	£8,256	£527	£3,525

LEASE

Available by way of new lease to be contracted out of Landlord & Tenant act 1954.

TIMING

Available immediately

CONTENT

View on our website



RATES

The business rates are included in the rent.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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