

Est. 1955

# Tarn &Tarn

**UNIT 1 BAYFORD  
STREET INDUSTRIAL  
CENTRE,  
LONDON FIELDS  
E8 3SE**

**GROUND FLOOR  
INDUSTRIAL UNIT TO  
LET  
4,300 FT<sup>2</sup>**



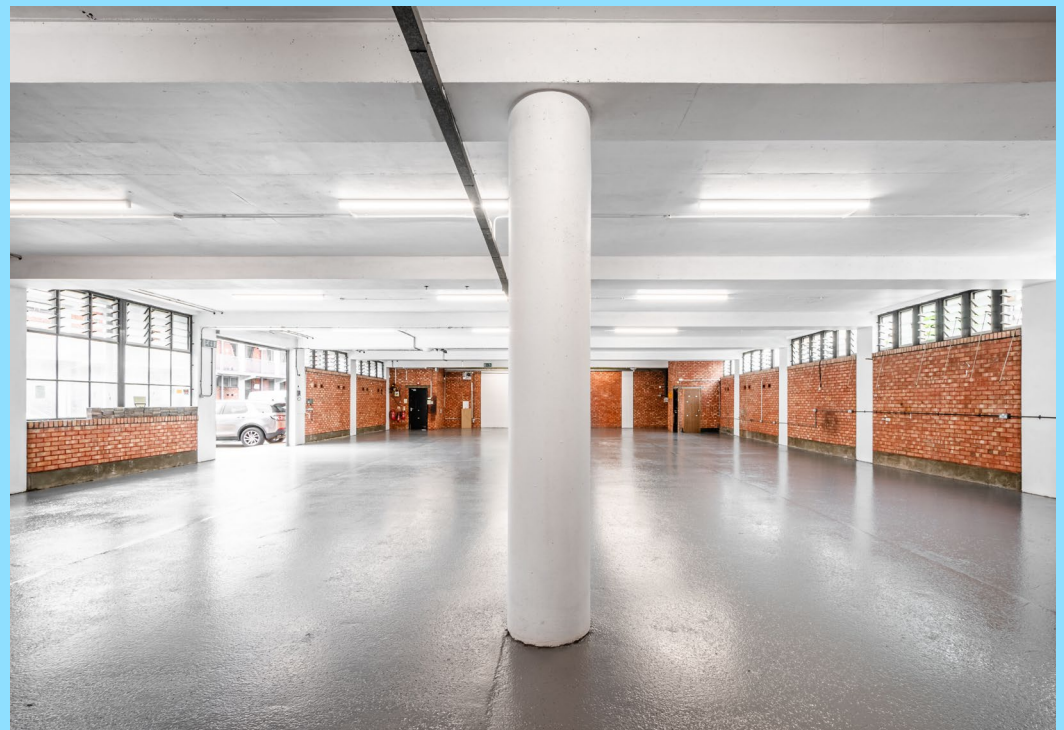
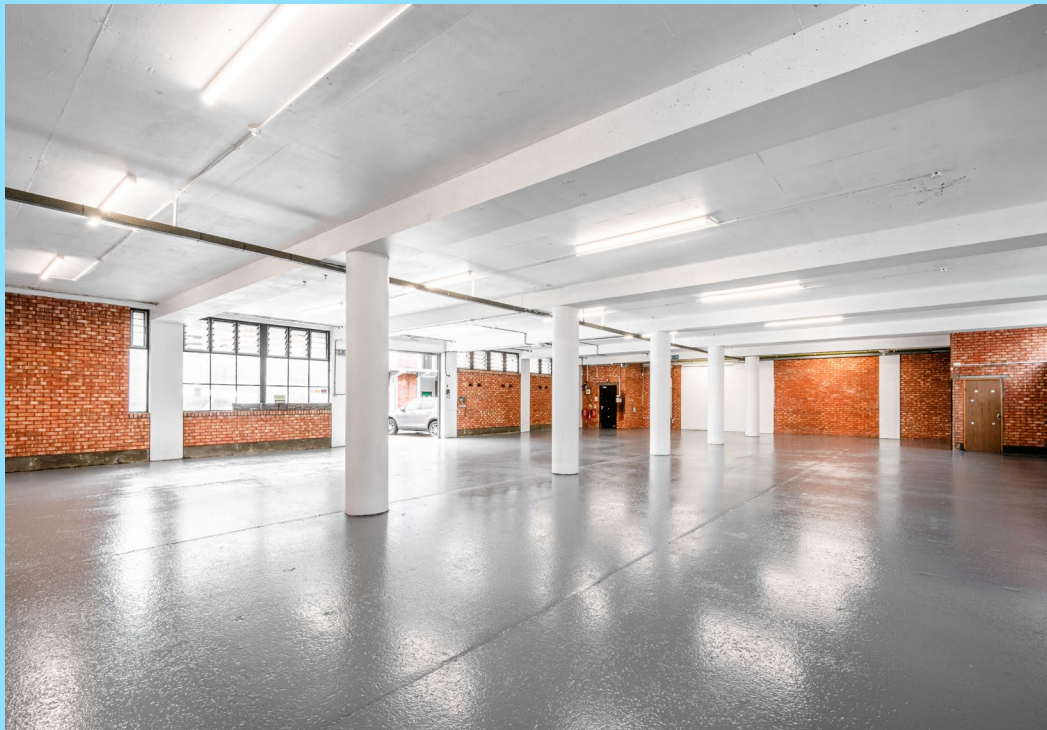
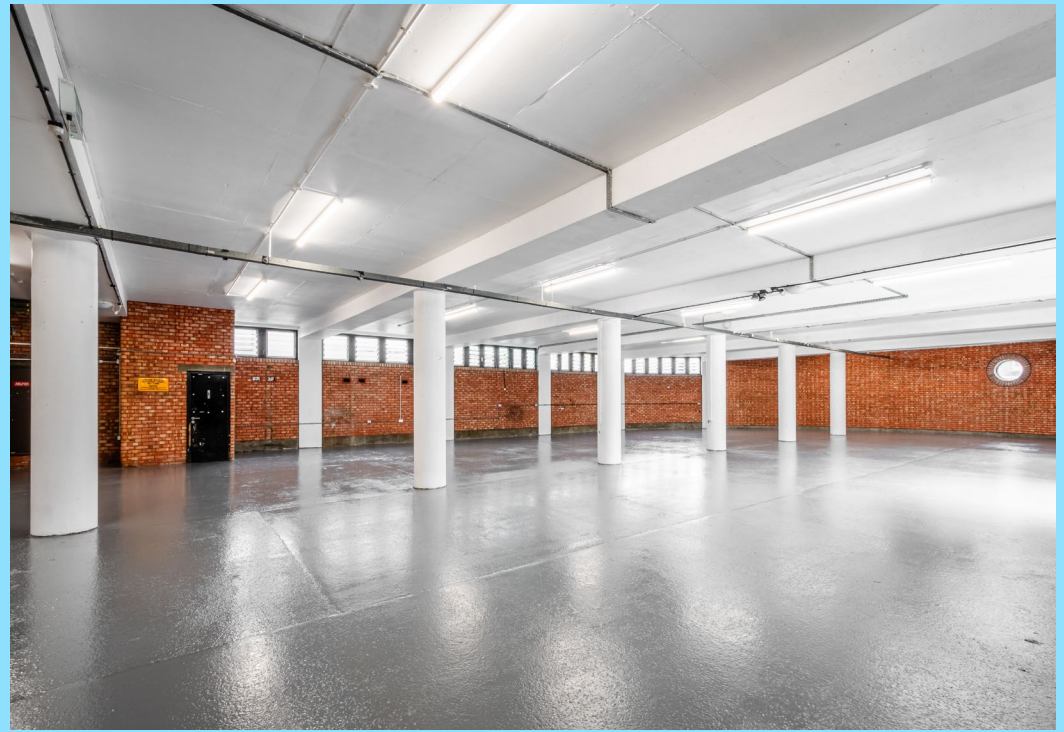
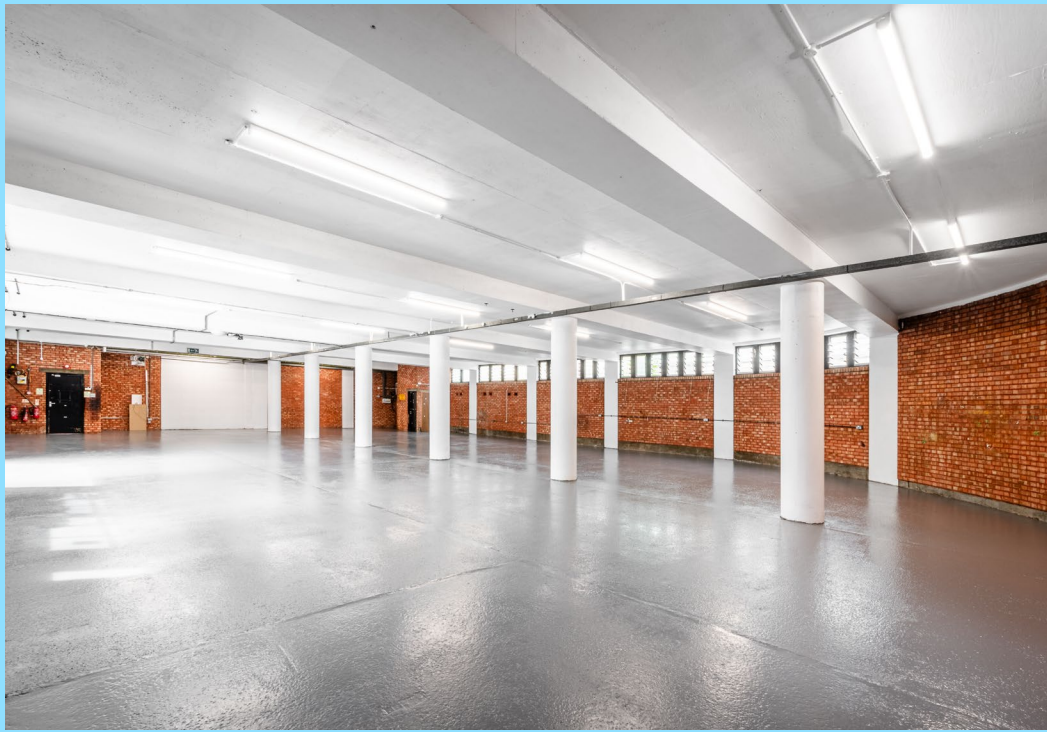
# DESCRIPTION

This spacious ground floor industrial unit is situated within a secure, well-maintained business centre. It features an open-plan layout with excellent loading access, along with a self-contained kitchenette, WC, and shower facilities. Car parking is available by separate arrangement. Its flexible layout and direct access make it a highly practical option for a range of occupiers, including creative, e-commerce, and light industrial businesses seeking space in the heart of London Fields.

# SUMMARY

- Great Ceiling Height
- Open Plan
- Self Contained
- Bathroom
- Kitchenette
- 24/7 Access
- Parking Space – Available via a Separate Arrangement
- Close Proximity to London Fields Overground station








# LOCATION

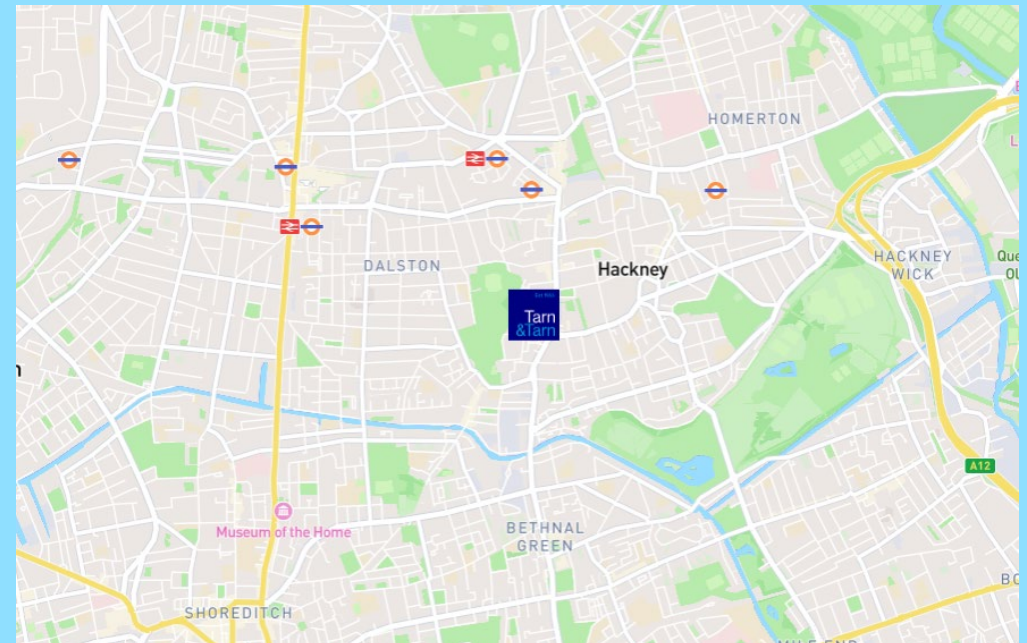
## THE AREA

The business centre is situated just off Mare Street, which has become a creative hub for numerous businesses. Conveniently, it's a mere two-minute walk to London Fields overground station, which provides swift access to the city via Liverpool Street. Numerous bus routes also serve the area, and it's located outside the congestion charge zone.



## 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
GROUND FLOOR	4,300				
<b>TOTAL</b>	<b>4,300</b>	<b>£111,800 PA (£26 psf)</b>	<b>£8,976 PA</b>	<b>Approx. £42,000 PA</b>	<b>£162,776 PA</b>

## TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

## BUILDING INSURANCE

Current Cost : £ 6,177 per annum + VAT

## VAT

Applicable

## 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.

## LOCAL AUTHORITY

London Borough of Hackney



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Tarn  
&Tarn

## VIEWINGS

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LONDON E1 6BD

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**