



**STIRLING
ACKROYD**

FOR SALE

**Unit 1, Bayford Mews,
London, E8 3SE**

1,758 sq ft

**Self-contained Ground
and Lower Ground Office
In London Fields**



VIDEO TOUR

stirlingackroyd.com



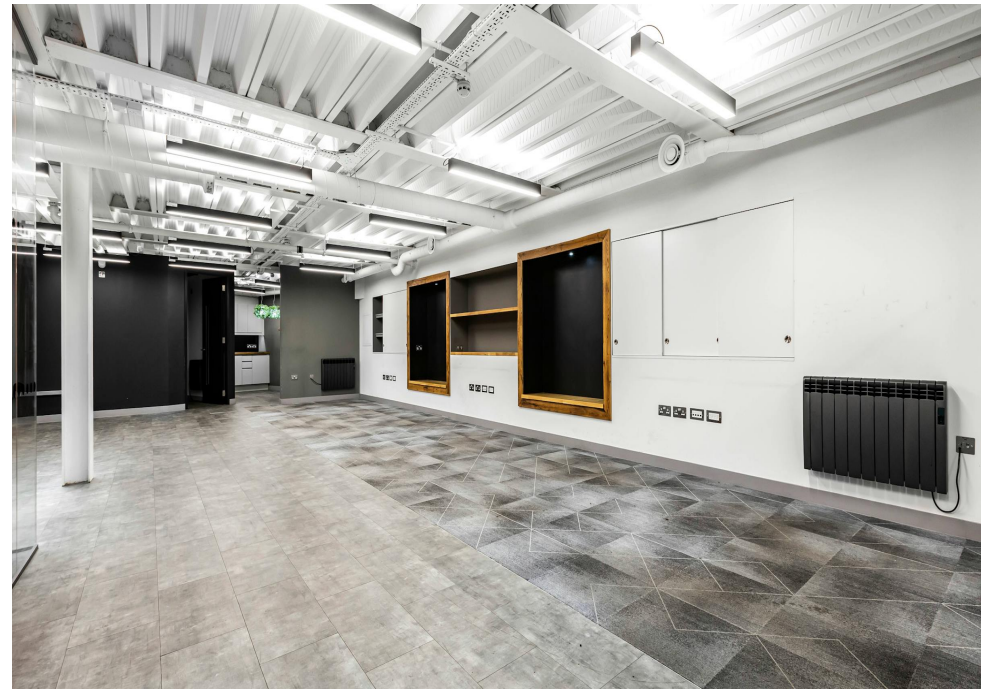
Description

A creative office space arranged over ground and lower ground floors, offering a modern and highly appealing working environment.

The property benefits from air conditioning throughout and has been designed with a contemporary aesthetic, combining high-quality finishes with practical workspace solutions. Features include a modern fitted kitchen, built in meeting rooms and internal amenities. An oak and glass staircase connects the floors, while a feature living green wall adds a distinctive natural element to the overall character of the space. Making the space suitable for a wide range of occupiers.

Key points

- Modern Office Aesthetic
- Share of Freehold Included
- Ground Floor - 557 Sq Ft
- Basement Floor - 1,201 Sq Ft
- Board Room
- Low Business Rates
- Air Conditioning In Part
- Moments From London Fields Station



Location

The unit is a short distance from London Fields Station which in itself has become a creative hub for many businesses. Broadway market also being close by which is home to some of the best food and coffee shops East London has to offer such as: Bella Vita, Cat and Mutton and Franco Manca.

Located moments from London Fields Station for quick access to the City via Liverpool Street. The area is also served by numerous bus routes and is conveniently located outside the congestion charge zone.

Transport Links



London Fields 0.1 Miles



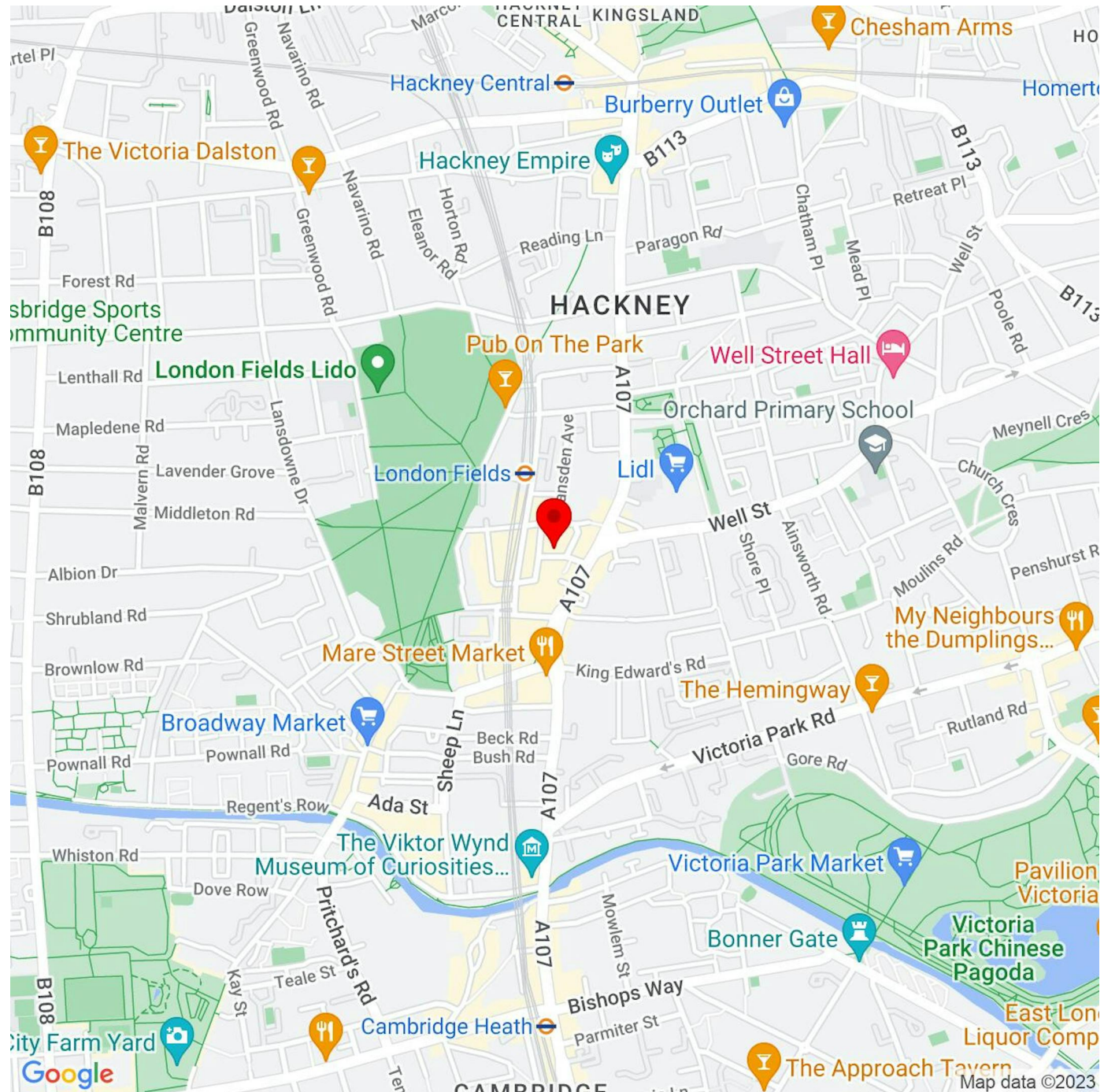
Hackney Central 0.5 Miles



Cambridge Heath 0.5 Miles



Hackney Downs 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	557	51.75	Available
Basement	1,201	111.58	Available

Rents, Rates & Charges

Price	£650,000
Rates	£8.60 per sq ft
Service Charge	On application
VAT	Applicable
EPC	C (71)

Viewing & Further Information



Brett Sullings
0203 911 3666
07826 547 772
bretts@stirlingackroyd.com



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com

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