



TO LET

**Railway Arch 452,
Andre Street, London,
E8 2AA**

1,830 sq ft

Railway Arch With
Vehicle Access



Description

Offered across 1,830 sq ft with electric roller shutters Andre Street sits just off Mare Street, placing the property within easy reach of a wide range of cafés, restaurants, and independent retailers. The popular London Fields park and Broadway Market are both a short walk away.

This makes Arch 452 an ideal location for occupiers looking to benefit from both strong footfall and a distinctive, community-driven setting in one of East London's most sought-after neighbourhoods.

Key points

- Self-Contained Site With Vehicle Access
- Electric Roller Shutters & 3-Phase Power Supply
- Offered Across 1,830 Sq Ft With 24/7 Access
- Insurance £30 Per Month



Location

Transport connections are excellent with London Fields Overground station moments away, providing direct links to Liverpool Street. Alongside Hackney Central and Hackney Downs stations are both nearby, with numerous bus routes along Mare Street expanding connectivity across the city.

The surrounding area is well known for a mix of creative businesses, contributing to a dynamic and collaborative local environment.

Transport Links



Hackney Downs 0.1 Miles



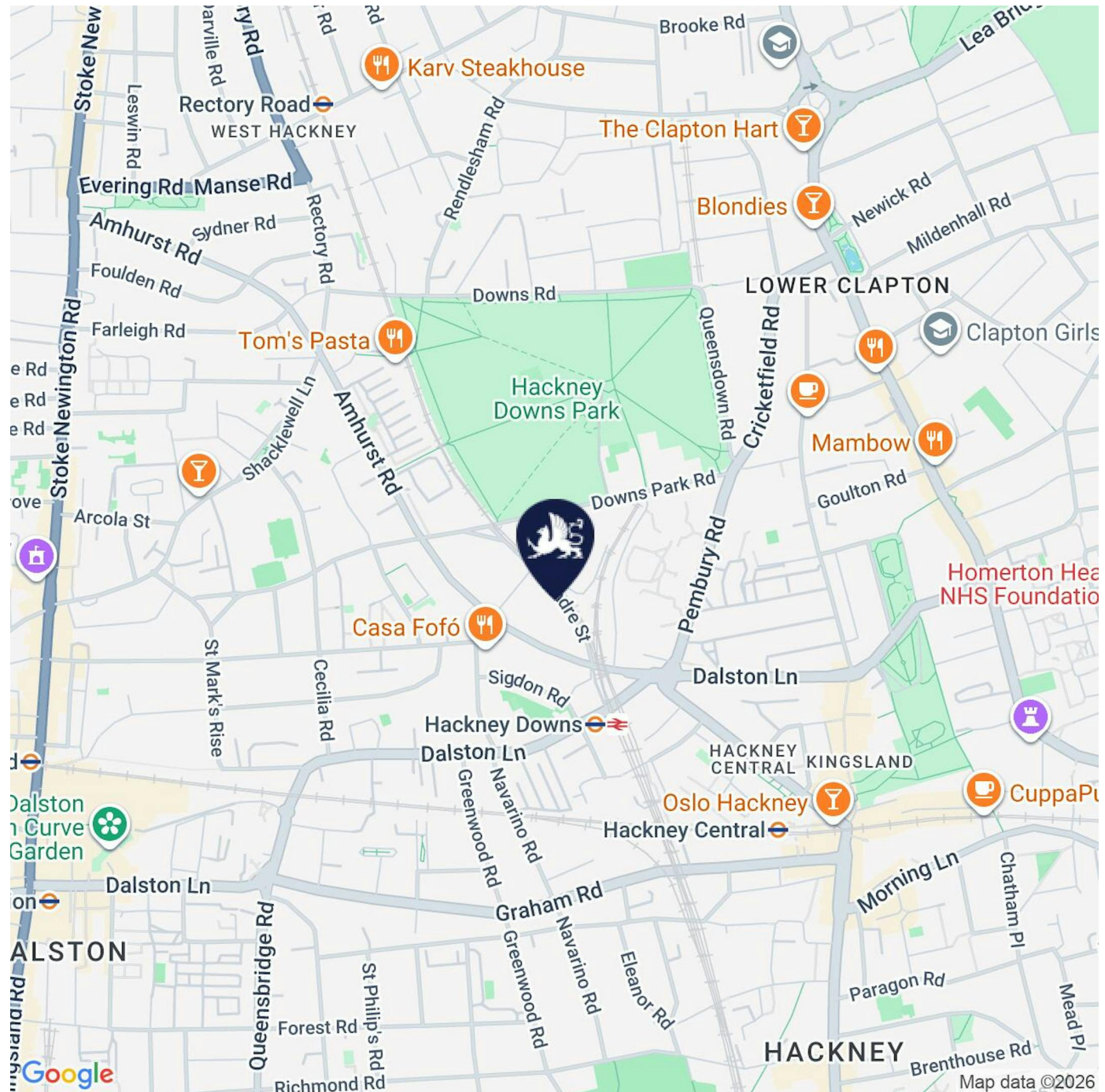
Hackney Central 0.4 Miles



Dalston Kingsland 0.6 Miles



Rectory Road 0.6 Miles



Rents, Rates & Charges

Lease	New Lease
Rent	£44,760 per annum
Rates	£11,520 per annum
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



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