



Unit 8 Bayford Street Industrial Centre

London Fields, London, E8 3SE

Industrial Style Office/Studio

3,100 sq ft
(288 sq m)

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

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Summary

Available Size	3,100 sq ft
Rent	£80,600 per annum + VAT
Rates Payable	£30,196.50 per annum
Service Charge	£7,750 per annum + VAT
EPC Rating	Upon Enquiry

Description

The commercial unit is situated on the first floor of a three-story warehouse building. It offers convenient access with loading facilities, a goods lift, and car parking available by a separate arrangement. Additional amenities include a kitchenette, a restroom and a shower facility. This property is ideal for use as a production/storage space or alternatively, it could suit a variety of creative businesses, such as a printing, music, or photography studio.

Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
Unit	3,100	288	£26	£9.74	£2.50	£118,544	Available

Viewings

Strictly by appointment only.

Terms

A new FRI lease to be contracted outside the provision and security of the Landlord and Tenant Act of 1945.

VAT

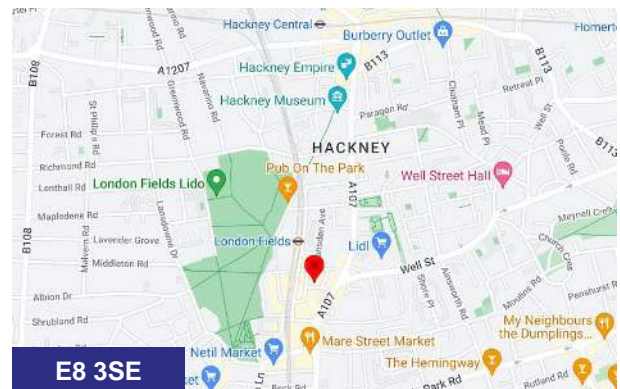
Applicable

Building Insurance

£5,312.50 per annum + VAT

Legal Costs

Each party to bear their own costs.



Viewing & Further Information

Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

Ollie Lazarus

0207 377 8989 | 07805756620

ollie@tarn-tarn.co.uk

Gasper Koscik

0207 456 9691 | 07554640000

Gasper@tarn-tarn.co.uk