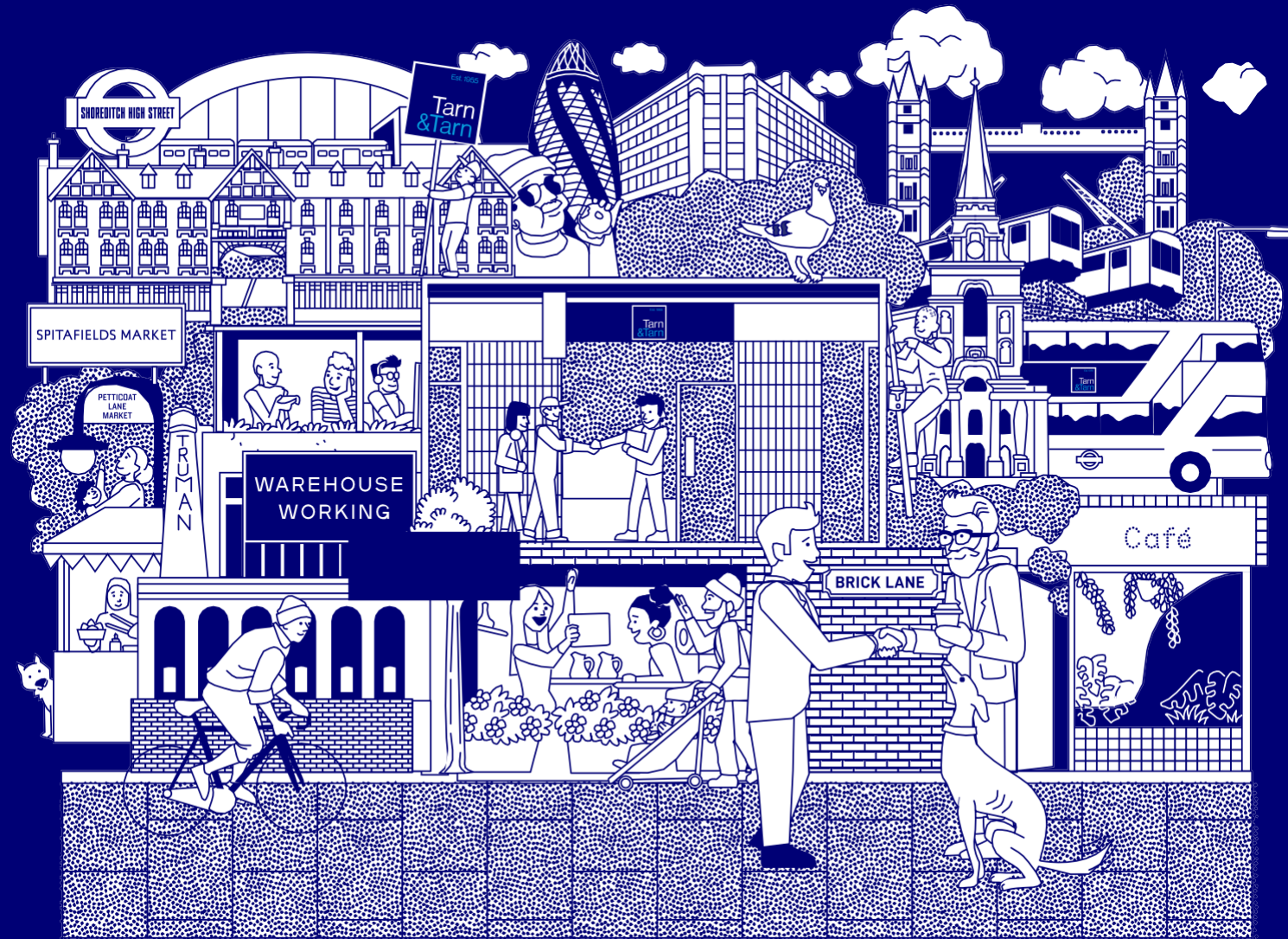


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**UNIT 8**  
**BAYFORD STREET**  
**INDUSTRIAL CENTRE,**  
**LONDON FIELDS, E8**  
**3SE**

**INDUSTRIAL STYLE**  
**OFFICE/STUDIO**  
**3,100 SQFT (288 SQM)**



# DESCRIPTION

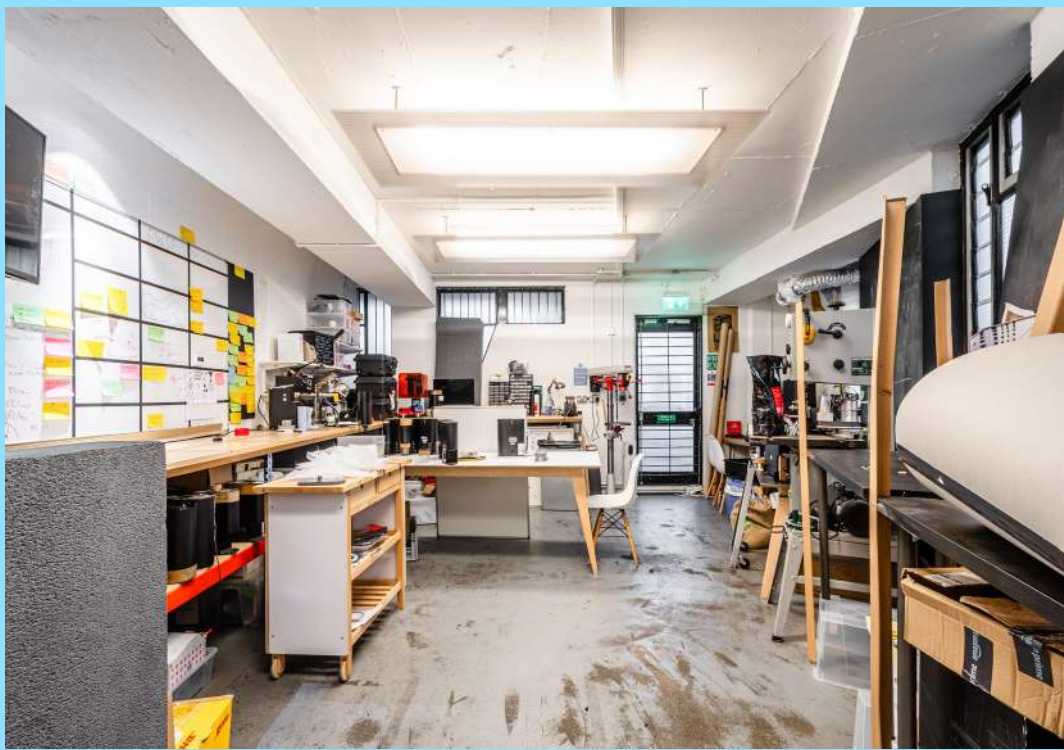
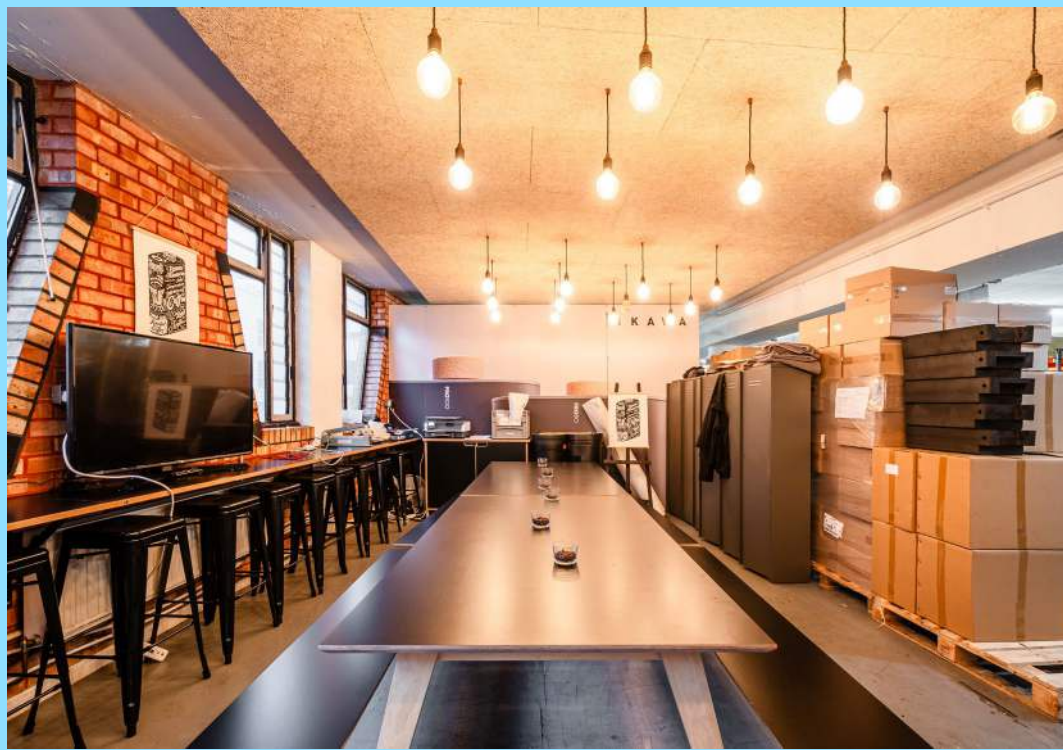
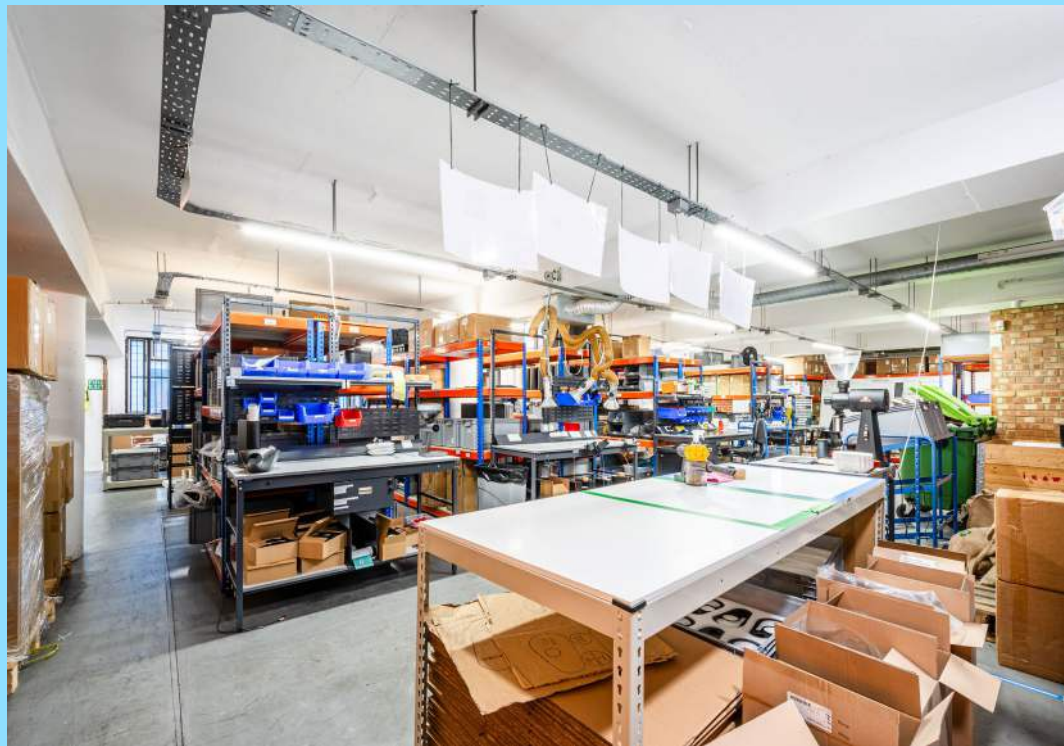
The commercial unit is situated on the first floor of a three-story warehouse building. It offers convenient access with loading facilities, a goods lift, and car parking available by a separate arrangement. Additional amenities include a kitchenette, a restroom and a shower facility. This property is 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.

## SUMMARY

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









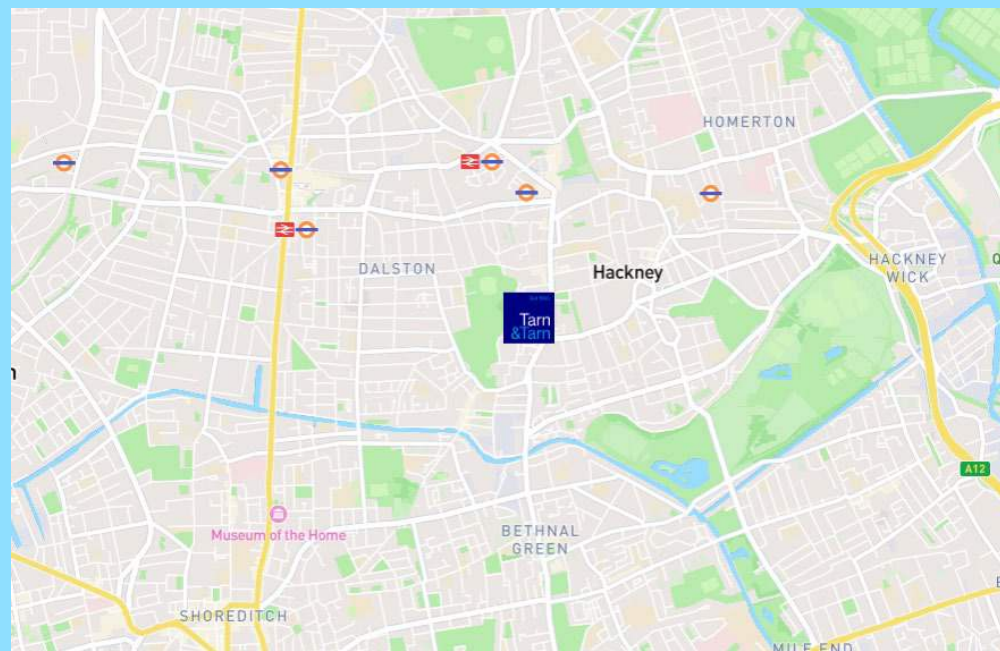
# LOCATION

## THE AREA

The business center 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	SQ FT	SQ M
Unit 8	3,100	288
<b>TOTAL</b>	<b>3,100</b>	<b>288</b>

## BUILDING INSURANCE

Current Cost: £5,312.50 per annum

## VAT

Applicable

## SUMMARY

Available size	3,100 sq ft
Rent	£26 per sqft
Business Rates	£9.74 per sqft
Service Charge	£2.50
Legal Fees	Each party to bear their own costs
EPC Rating	C

## TERMS

A New FRI Lease to be contracted outside the Landlord and Security 1954

## LOCAL AUTHORITY

London Borough of Hackney



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Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

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