



## Unit 9 Bayford Street Industrial Units

London Fields, London, E8 3SE

### Self-Contained Industrial-Style Workspace

**1,800 sq ft**  
(167.23 sq m)

- Meeting Rooms
- Fitted Office
- CAT B
- WC Facility
- Kitchenette
- Goods Lift
- Secured Development
- Parking Facilities

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## Summary

Available Size	1,800 sq ft
Rent	£57,600 per annum + VAT
Rates Payable	£19,885.50 per annum
Service Charge	£4,500 per annum + VAT
EPC Rating	Upon Enquiry

## Description

The available space is a self-contained, industrial-style office located on the first floor of the Bayford Street Industrial Centre. It comes fully furnished with desks, chairs, meeting rooms, a break-out area, bathroom facilities, and a kitchenette. Additional perks include a goods lift, parking facilities, and security measures. This workspace is ideal for creative businesses looking for a unique space in the London Fields neighbourhood.

## 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 month	Total year	Availability
Unit - 9	1,800	167.23	£32	£10.53	£2.50	£6,754.50	£81,054	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 1954.

## VAT

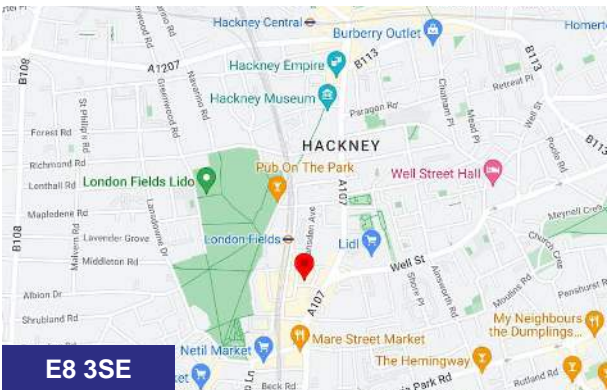
Applicable

## Building Insurance

£3,084.17 per annum + VAT

## Legal Costs

Each party to bear their own costs.



## Viewing & Further Information

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