

Est.1955

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UNIT 9
BAYFORD STREET
INDUSTRIAL CENTRE,
LONDON FIELDS, E8
3SE

SELF-CONTAINED
INDUSTRIAL-STYLE
WORKSPACE
1,800 SQFT (167.23
SQM)



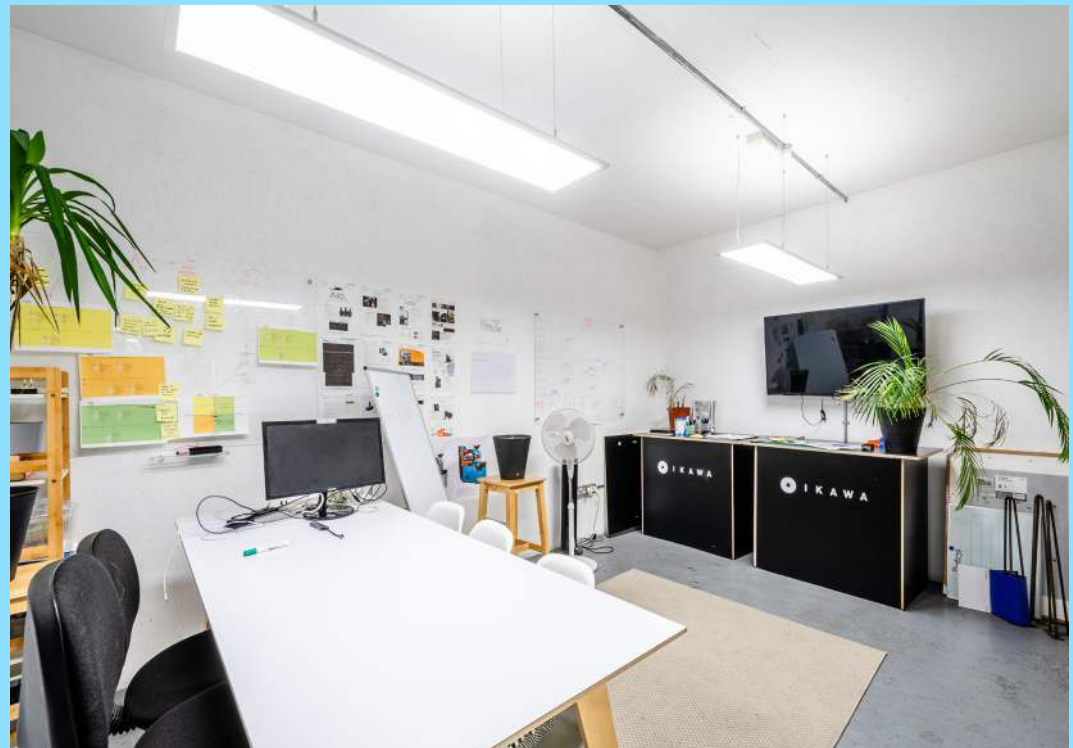
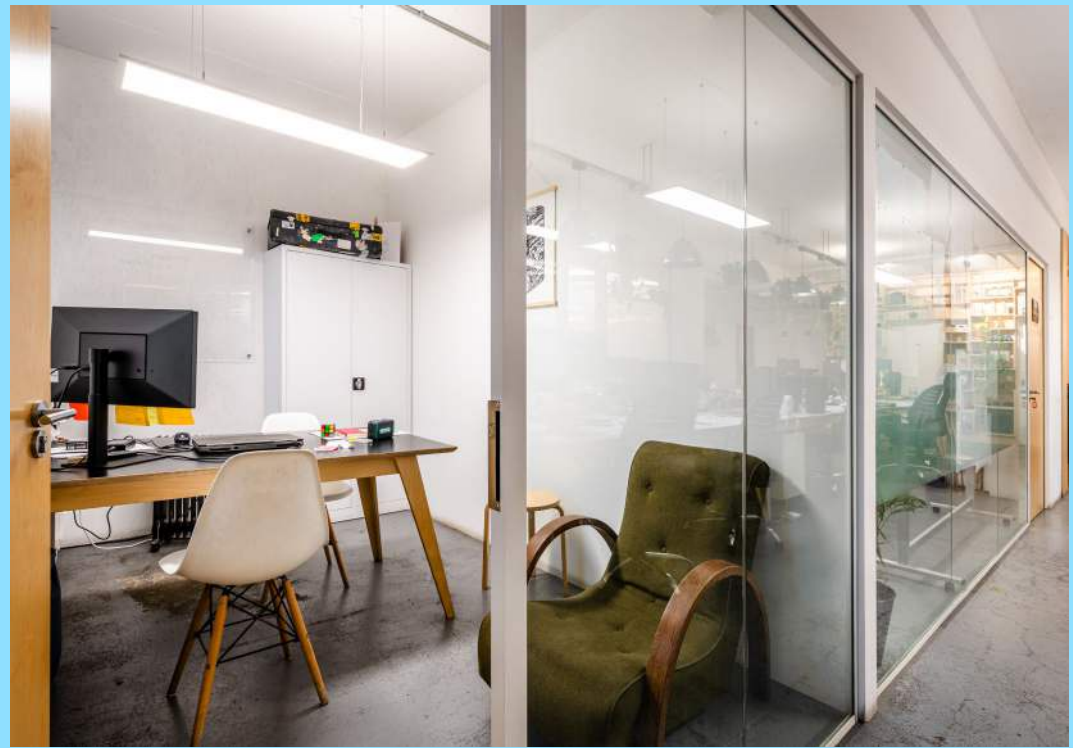
DESCRIPTION

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.

SUMMARY

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





LOCATION

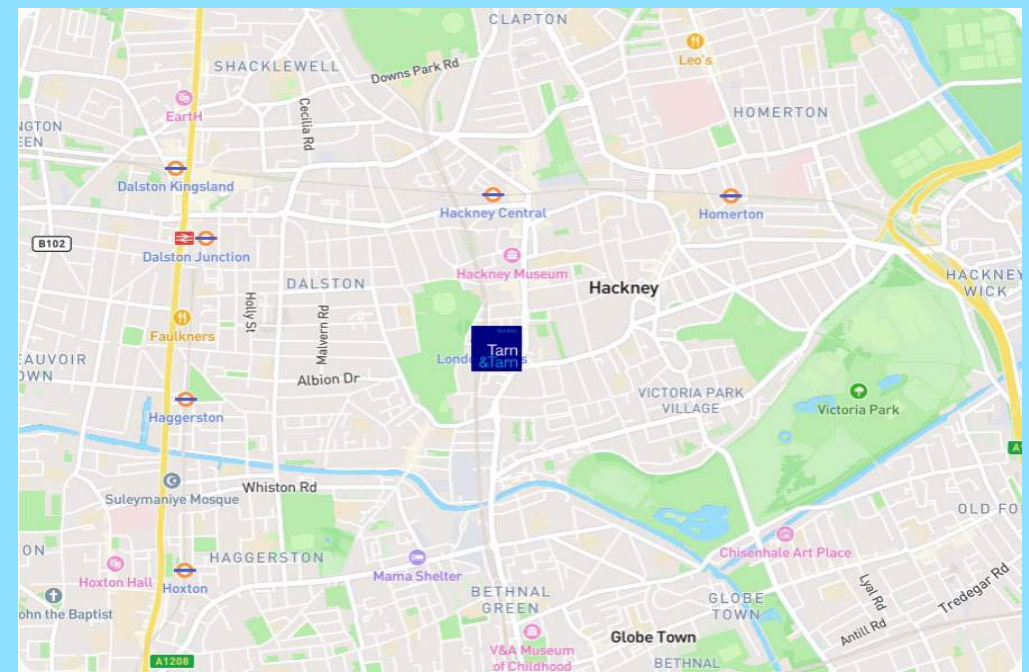
THE AREA

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.



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 9	1,800	167.23
TOTAL	1,800	167.23

BUILDING INSURANCE

Current Cost: £3,084.17 per annum

VAT

Applicable

SUMMARY

Available size	1,800
Rent	£28 per sqft
Business Rates	£10.53 per sqft
Service Charge	£2.50 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

TERMS

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

LOCAL AUTHORITY

London Borough of Hackney



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VIEWINGS

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