



**STIRLING  
ACKROYD**

## TO LET

**Unit 1, Bayford Mews,  
London, E8 3SE**

**1,758 sq ft**

**Self-contained office in  
London Fields**



**VIDEO TOUR**

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## Description

Creative office space arranged over ground and lower ground floors benefitting from air conditioning and a modern design aesthetic. The space also benefits from a modern fitted kitchen and built in meeting rooms. A variety of occupiers would be suitable for the property.

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## Location

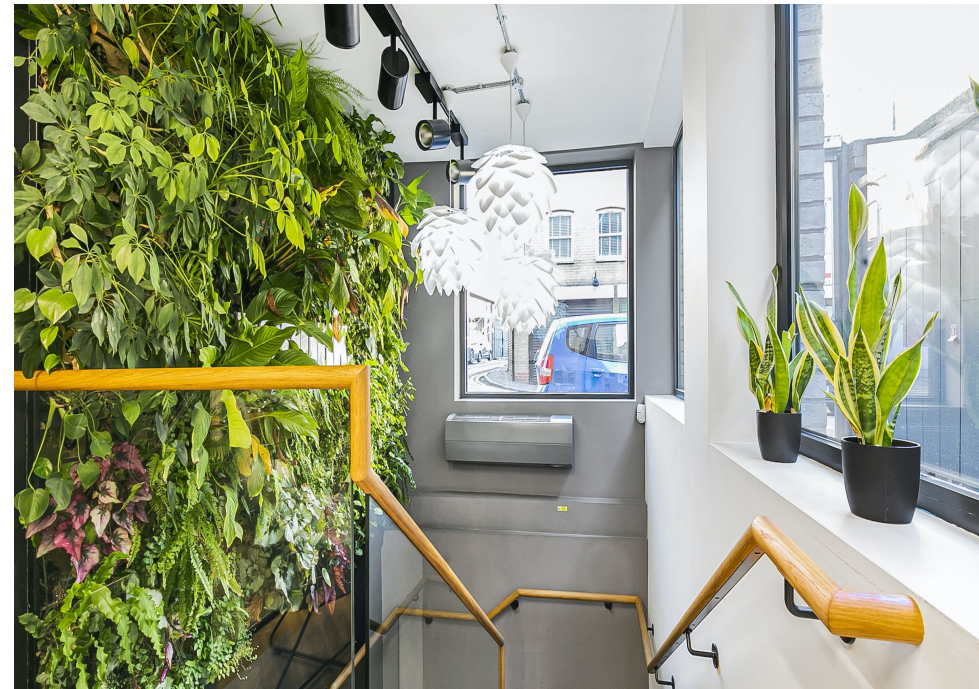
The unit is a short distance from London Fields Station which in itself has become a creative hub for many businesses. Broadway market also being close by which is home to some of the best food and coffee shops East London has to offer such as: Bella Vita, Cat and Mutton and Franco Manca.

Located moments from London Fields Station for quick access to the City via Liverpool Street. The area is also served by numerous bus routes and is conveniently located outside the congestion charge zone.

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## Key points

- Ground floor - 557 square feet
- Basement floor - 1,201 square feet
- Self-contained ground and lower ground unit
- Modern office aesthetic
- Air conditioning in part
- Board room
- Low business rates
- Moments from London Fields Station







## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£8.60 per sq ft
Service Charge	£2,765 per annum
VAT	To be confirmed
EPC	C (71)

## Viewing & Further Information



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