

TO LET / FOR SALE

LOW BUSINESS RATES



Unit 1, Bayford Mews London, E8 3SE

**Self-contained office in
London Fields**

1,758 sq ft
(163.32 sq m)

- Self-contained ground and lower ground unit
- Modern office aesthetic
- Air conditioning in part
- Board room

Unit 1, Bayford Mews, London, E8 3SE

Description

Creative office space arranged over ground and lower ground floors benefiting 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.

Location

The unit is also 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 one 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.

Accommodation

The accommodation comprises the following areas:

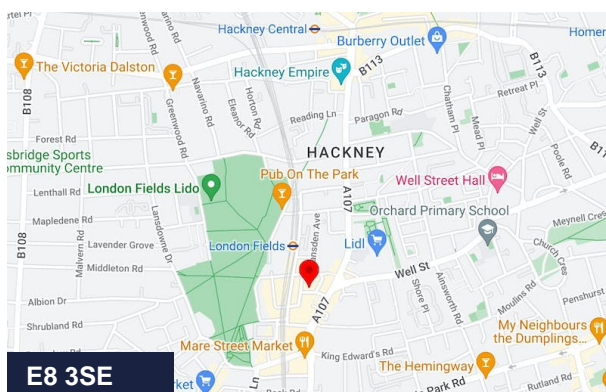
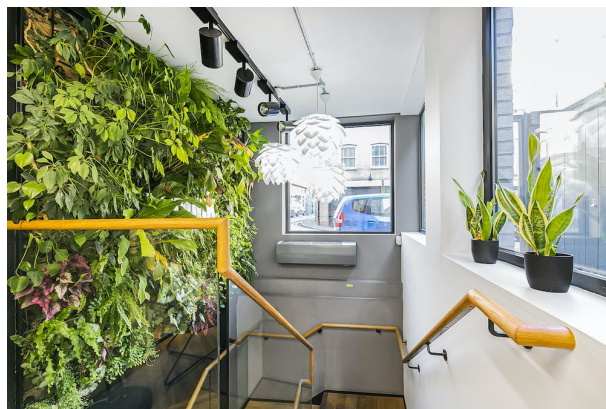
Name	sq ft	sq m	Availability
Ground	557	51.75	Available
Basement	1,201	111.58	Available
Total	1,758	163.33	

Specification

Self-contained ground and lower ground
Air-conditioning in part
Board room
Modern office aesthetic
Close to London Fields

Viewings

via sole agents Stirling Ackroyd



Summary

Available Size	1,758 sq ft
Rent	£28 per sq ft
Price	£900,000
Rates Payable	£7.63 per sq ft
Service Charge	N/A
EPC Rating	Upon Enquiry

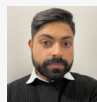
Viewing & Further Information



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