



STIRLING
ACKROYD

TO LET

Netil House, Westgate
Street, London, E8 3RL

830 to 1,853 sq ft

Netil House, creative
serviced studios

stirlingackroyd.com



Description

Netil House has been at the heart of Hackney's creative landscape since it opened in 2009. Adjacent to London Fields, the iconic 60s building is now home to over 100 studios, varying in size and accommodating designers, architects, artists, musicians and other creative practitioners.

The unique working environment at Netil House offers an inspirational place to work, network and socialise. With its own famous roof terrace Netil360, there is also an abundance of shops, restaurants, bars and markets close-by, including Eat Work Art's own Netil Market, providing the best setting for those looking for more than a workplace.



Location

On the doorstep of Westgate Street market and Broadway market, which are home to some of the best food and coffee shops East London has to offer. The unit is also just a short distance from London Fields Station which in itself has become a creative hub for many businesses. Westgate Street is well connected to the city via train from either London Fields or Cambridge Heath Stations as well as via car. Being beside the canal gives an air of calm amidst the busy East London streets.



Key points

- First floor studio 105 - 1,023 square feet
- First floor studio 107a - 830 square feet
- Creative serviced studios
- Flexible terms with all inclusive rent
- Rooftop access
- Coffee shop, restaurants and bar on site
- Fantastic natural light
- A host of established creative tenants



Accommodation

Name	sq ft	sq m	Availability
1st - Studio 105	1,023	95.04	Available
1st - Studio 107a	830	77.11	Available

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£54 per sq ft All inclusive rent
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	D (84)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 11/07/2025