



STRETTONS

EST. 1931



TO LET

**Bayford Street
Business Centre,
Bayford Street,
Hackney, E8 3SE**

Light industrial/Studio space



Industrial To Let

strettons.co.uk

Description

The business centre comprises of two blocks with central stairwells, a connecting stairwell and gantry to the east of the site. The blocks are both three storeys and comprise of studio/workshop units vary in size from 600 – 3,100 sq ft.

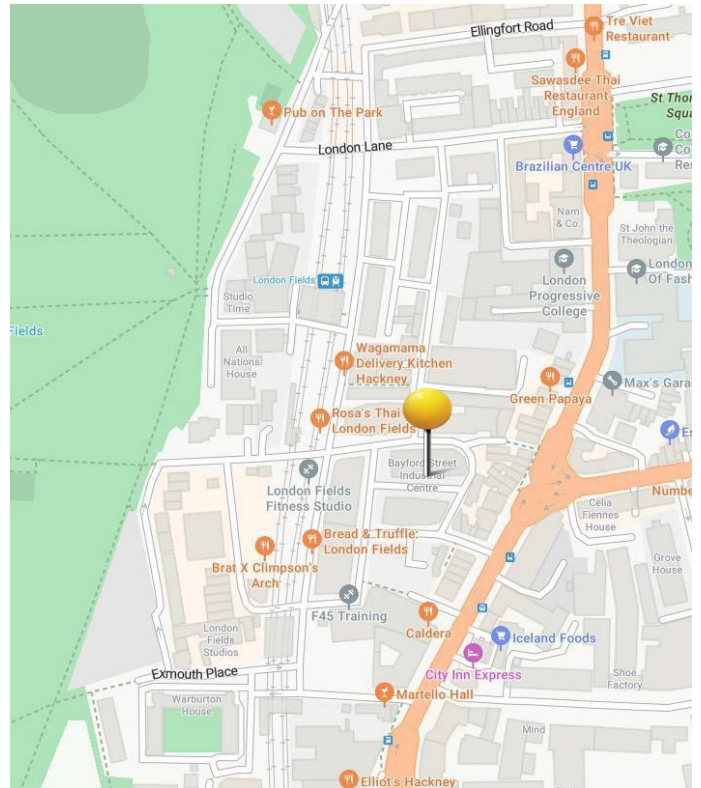
- Gas Supply
 - Goods lifts
 - W/Cs
 - Kitchenettes
 - Three phase electricity
 - Parking
 - Good natural light
- Unit 4 is located on the 2nd floor of Block A. It is large open space studio/office benefitting from plenty of natural light, a goods lift, parking, two w/c's, kitchenette and a gas supply.
 - Unit 8 is located on the 1st floor of Block B and is currently used as a workshop. It benefits from a goods lift, parking, w/c's, kitchenette, gas supply and shower facilities.
 - Unit 9 is located on the 1st floor of Block B and currently used a studio/office space. It has a large open plan office, with separate meeting and break out rooms. Further amenities include a goods lift, kitchenette, parking, gas supply and w/c's.

Location

The property is situated in an area of south Hackney known as London Fields with London Fields railway station within ¼ mile. North Circular Road (A406) and M11 (5.5 miles) Motorway are accessed through Well Street (A106) to the east via the new A12 (1 mile). Central London, more particularly the City, is approximately two miles to the south, access to which is via Hackney Road (A1208) and can take as little as 15 minutes.

Accommodation

Unit	FT ²	M ²	£/PSF
Unit 5.3/5.6	602	55.93	28
Unit 4	2,630	244.33	26
Unit 8	3,100	288	25
Unit 9	1,800	167.22	28



Tenure

New Lease

EPC

TBC

VAT

Payable

Contacts

Charles Wood
07970 434 876
Charles.wood@strettons.co.uk

Charlie Page
07803 850 225
Charlie.page@strettons.co.uk



Further Information [View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.