

Compton

Hackney
4 Andre Street
E8 2FN

Fully-Fitted and Self-Contained
Media Style office Available for
Sale with Private Courtyard

For Sale
5,651 ft²

020 7101 2020
compton.london



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Location

4 Andre Street offers a strategic location with excellent connectivity and a vibrant local atmosphere. The property is conveniently located just a short walk from Hackney Downs Station, providing easy access to the Overground network. Hackney Central is also nearby, offering additional Overground services, and multiple bus routes serve the area.

Hackney is one of London's most dynamic and creative hubs, known for its thriving arts scene and a wide array of bars, cafés, and restaurants. Popular nearby spots like Broadway Market, London Fields, and Victoria Park contribute to the area's appeal. The location is a popular destination for tech start-ups to creative agencies, fostering a collaborative and entrepreneurial environment. Local amenities include gyms, health clubs, and open green spaces like Hackney Downs Park and London Fields, perfect for team activities and outdoor meetings.

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Courtyard

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4 Andre St

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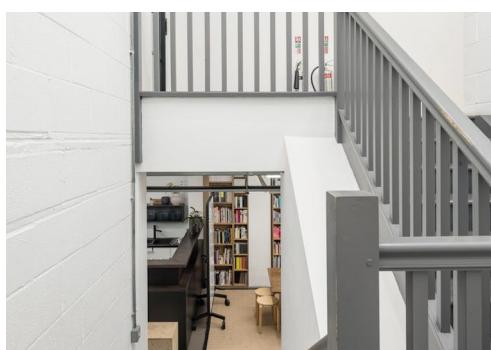
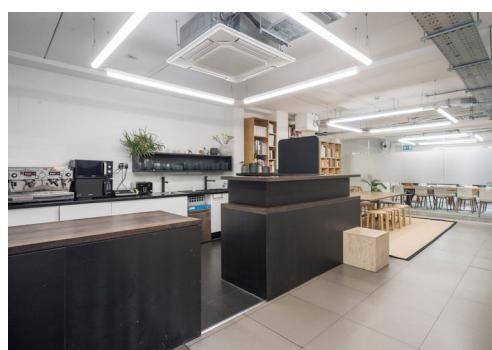


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Amenities

- Self-Contained
- Abundant Natural Light
- Plug and Play, Fully Fitted
- Private Courtyard
- Air Conditioning throughout
- Showers and Bike Storage Available
- Walking distance to Hackney Downs

Description

We are excited to present this versatile self-contained, two-floor office unit, located just a short walk from Hackney Downs Station. The property is fully fitted and ready for immediate occupation, offering modern and flexible workspace across both floors. The unit is ideal for owner occupiers - with its size, layout, and location, this office space is perfect for a company looking to establish or expand their business in a thriving area.

The private rear courtyard is a rare and attractive feature, providing outdoor space for breaks, informal meetings, or events.

End of trip facilities such as showers and bike racks have been fitted too.

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Content

View on Website



Terms

New 999 Year Lease starting 20 November 2015

Local Authority

The London Borough of Hackney

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

VAT

The property is elected for VAT

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - Ground and First	5,651	£2,000,000	£6.62	£0.71	Available
Total	5,651		£6.62	£0.71	

Compton

Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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