



FOR SALE

**Unit 2, 4 Andre Street,
London, E8 2FN**

4,468 sq ft

**Creative HQ office for
sale in Hackney Downs**



Description

Andre Street offers a self-contained creative HQ office arranged over ground and first floors a short walk from Hackney Downs Station.

Upon entering the property you are greeted by a contained coffee bar leading to an open table/library adjacent to the large fully glazed boardroom overlooking the private courtyard. A large huddle zone is located on the ground floor alongside a large open plan workspace. The first floor access via internal stairwell offers access to two further meeting/project rooms in addition to further working space all overlooking the private landscaped courtyard.

The property is offered fully fitted and ready for immediate occupation, ideal for owner occupiers looking for a hassle free move!

Key points

- Offering 4,468 square feet (NIA) or 5,651 square feet (GIA)
- Self-contained office arranged over ground and first floors
- Media style fit out from start to finish!
- Air conditioning throughout the floors
- Private external courtyard garden
- Multiple huddle zones
- Available fully fitted subject to terms
- End of journey facilities to include bike racks and showers



Location

Hackney is one of London's most dynamic and creative hubs, known for its thriving arts scene and a wide array of astronomic delights. Andre Street is on the doorstep of some of London's up and coming food spots including Toms Pasta claiming to offer the best lasagne in London!

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.

The office is also conveniently located a short walk from Hackney Downs Station, providing easy access into the City and Hackney Central Station is also nearby, offering additional Overground services, and multiple bus routes serve the area.

Transport Links



Hackney Downs 0.2 Miles



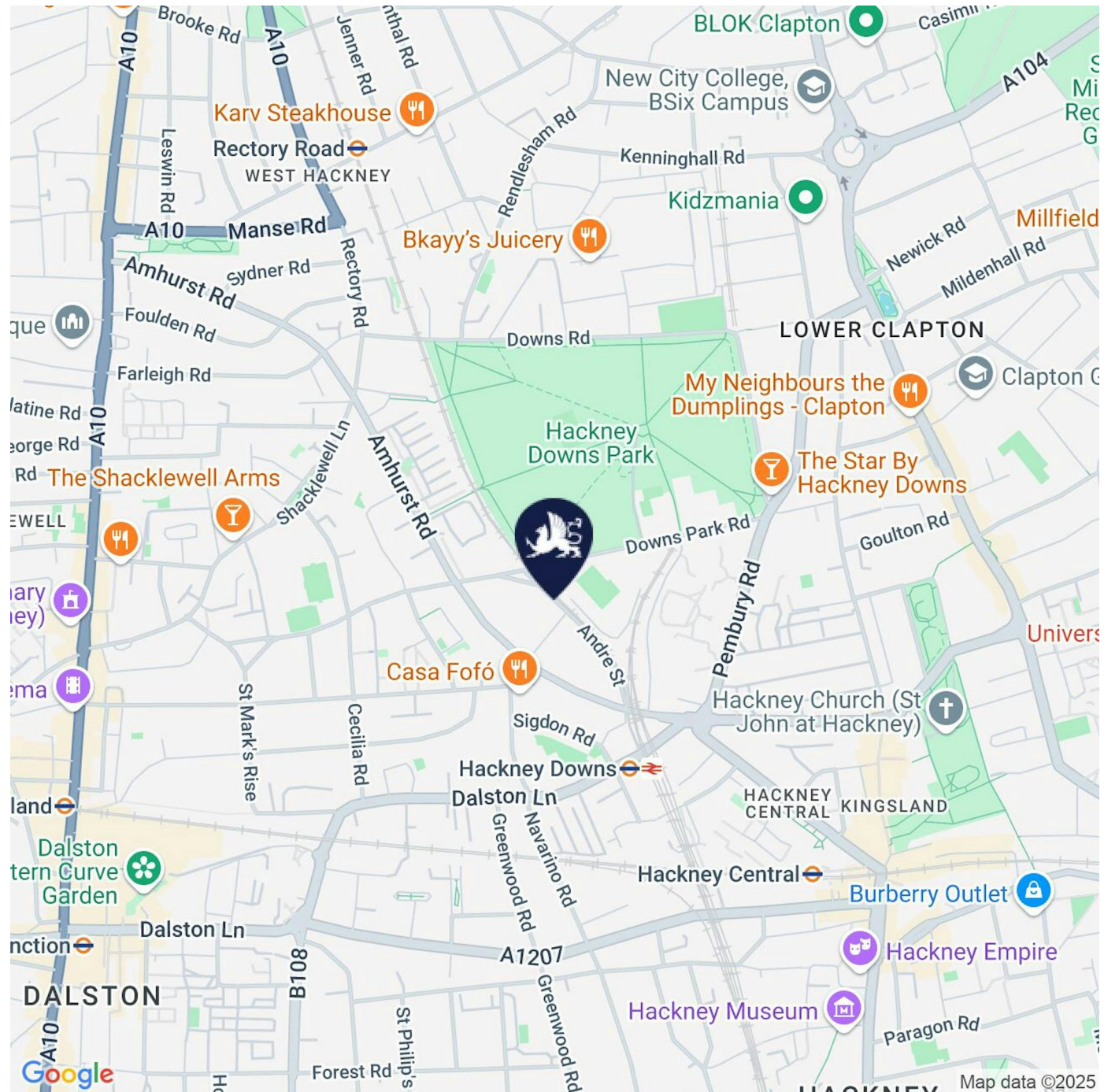
Hackney Central 0.4 Miles



Rectory Road 0.6 Miles



Dalston Kingsland 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	2,194	203.83	Available
1st	2,274	211.26	Available

Rents, Rates & Charges

Price	£1,850,000
Rates	£37,500 per annum
Service Charge	£4,000 per annum
VAT	On application
EPC	B (42)

Viewing & Further Information



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