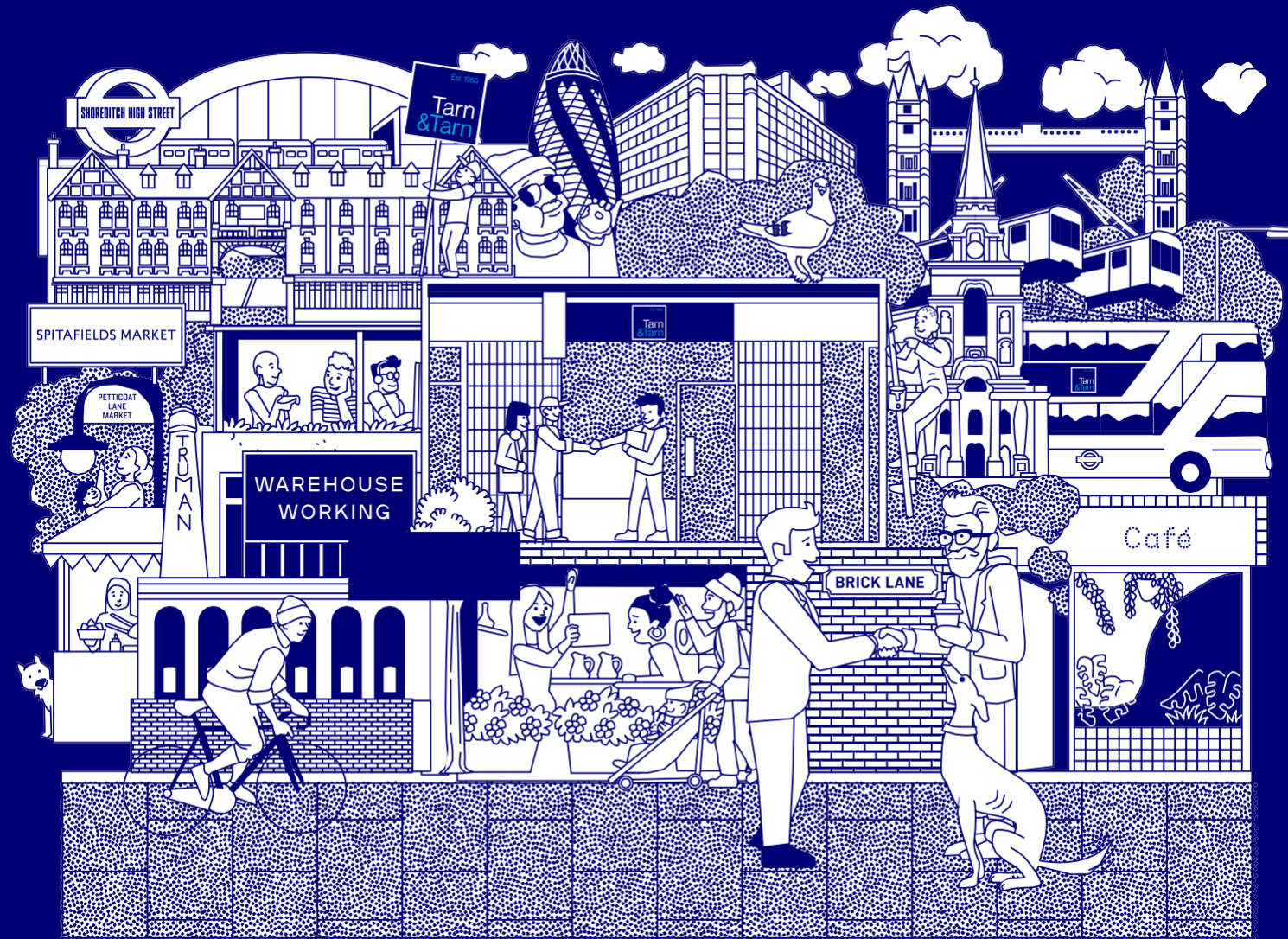


Est. 1955

Tarn &Tarn



**UNIT 5.3/5.6
BAYFORD STREET
INDUSTRIAL CENTRE,
LONDON FIELDS, E8
3SE**

**INDUSTRIAL-STYLE
OFFICE/STUDIO
602 SQFT**

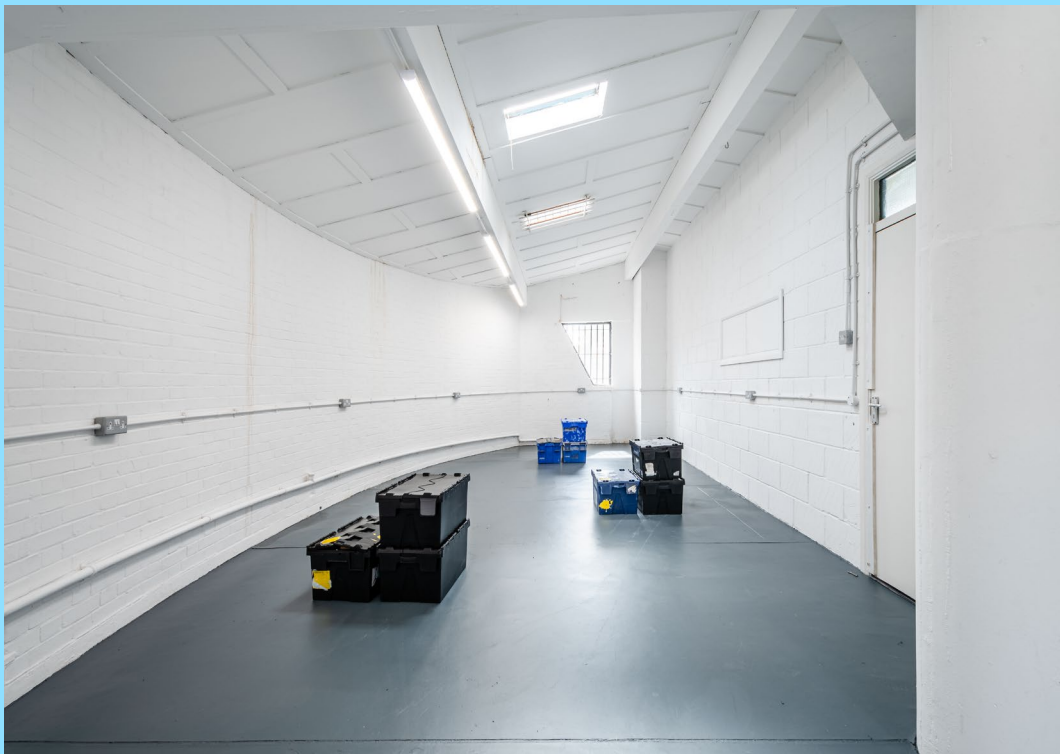
DESCRIPTION

The available accommodation consists of a studio/workshop that is situated on the second floor of the business centre. It offers convenient access with loading facilities, a goods lift, and car parking available by a separate arrangement. Additional amenities include a kitchenette, a restroom and a shower facility. This property is ideal for use as a production/storage space or alternatively, it could suit a variety of creative businesses, such as a printing, music, or photography studio.

SUMMARY

- Shared WC Facilities
- Concrete Flooring
- Shared Kitchenette
- Good Ceiling Height
- Loading Facilities
- Secured Developments
- Goods Lift
- Newly Refurbished








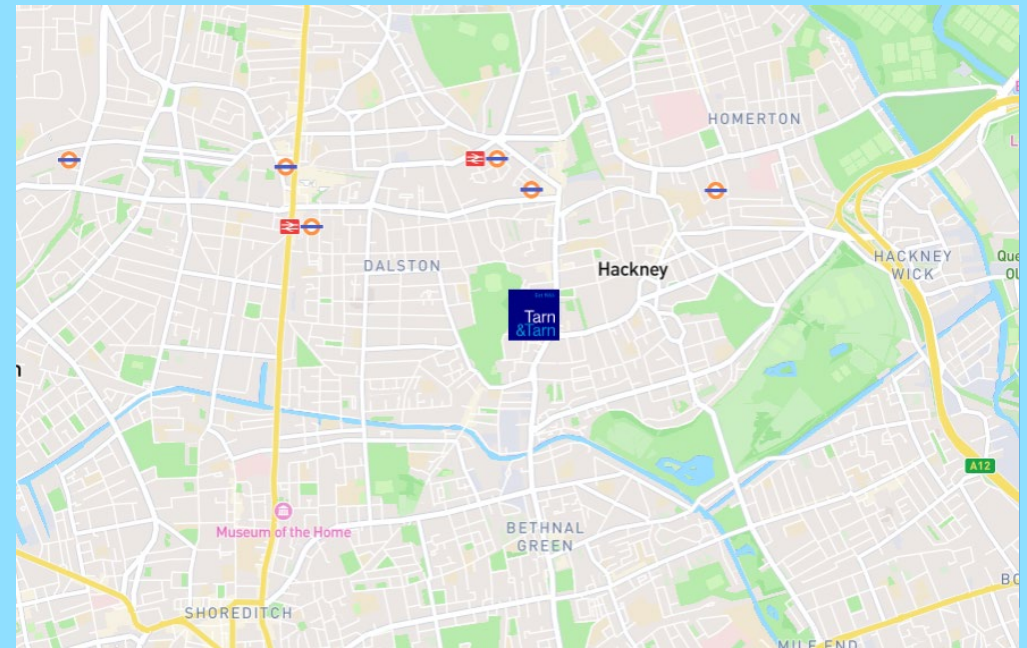
LOCATION

THE AREA

The business center is situated just off Mare Street, which has become a creative hub for numerous businesses. Conveniently, it's a mere two-minute walk to London Fields overground station, which provides swift access to the city via Liverpool Street. Numerous bus routes also serve the area, and it's located outside the congestion charge zone.

TRANSPORT

-  London Fields (3-minute walk) – **Overground Line**
-  Hackney Central (14-minute walk) – **Overground Line**
-  Cambridge Heath (14-minute walk) – **Overground Line**



ACCOMMODATION

| FLOOR | FT ² | RENT (£ PSF) | SERVICE CHARGE (£ PSF) | BUSINESS RATES (£ PA) | TOTAL YEAR |
|--------------|-----------------|--------------|------------------------|-----------------------|-------------------|
| UNIT 5.3/5.6 | 602 | | | | |
| TOTAL | 602 | £26 | £2.50 | £7,235.50 | £24,392.50 |

TERMS

A new Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.

LEGAL COSTS

Each party to bear their own costs

EPC

Rating: TBC

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

TBC

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.