



## Unit 5.1a Bayford Street Industrial Centre

London Fields, London, E8 3SE

### Studio/Workshop

**494 sq ft**  
(45.89 sq m)

- Good Natural Light
- Newly Refurbished
- LED Lighting
- Good Transport Connectivity
- Good Ceiling Height

# Unit 5.1a Bayford Street Industrial Centre, London Fields, London, E8 3SE

## Summary

<b>Available Size</b>	494 sq ft
<b>Rent</b>	£12,844 per annum
<b>Business Rates</b>	tbc
<b>Service Charge</b>	£2.50 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## 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.

## Location

The business centre 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 underground 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total year	Availability
Unit - 5.1a	494	45.89	£26 /sq ft	On Application	£2.50 /sq ft	£14,079	Available
<b>Total</b>	<b>494</b>	<b>45.89</b>				<b>£14,079</b>	

## Viewings

Strictly by appointment only.

## Terms

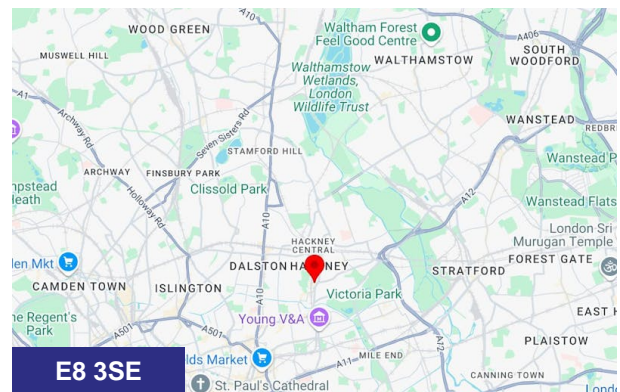
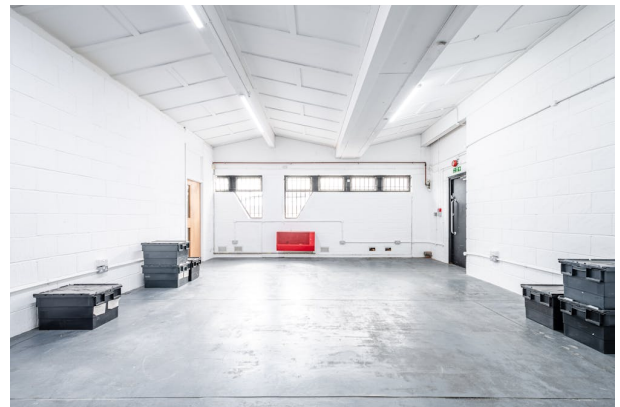
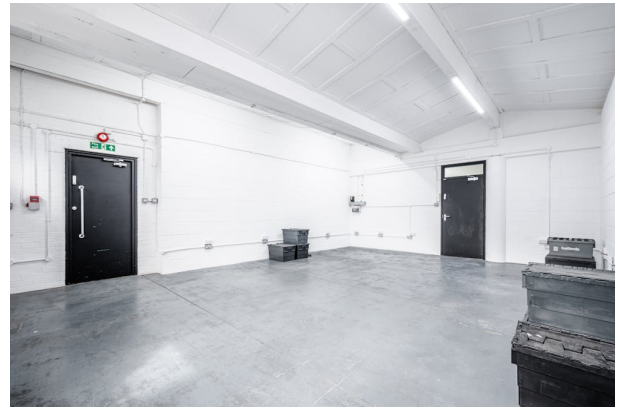
A new FRI Lease to be contracted outside the security and provision of the Landlord and Tenant Act 1954.

## Building Insurance

TBC

## VAT

Applicable



## Viewing & Further Information

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