

Est. 1955

# Tarn &Tarn



**BAYFORD STREET  
INDUSTRIAL CENTRE  
LONDON FIELDS  
E8 3SE**

**INDUSTRIAL STYLE  
OFFICE/STUDIOS  
402 – 9,738 FT<sup>2</sup>**

# DESCRIPTION

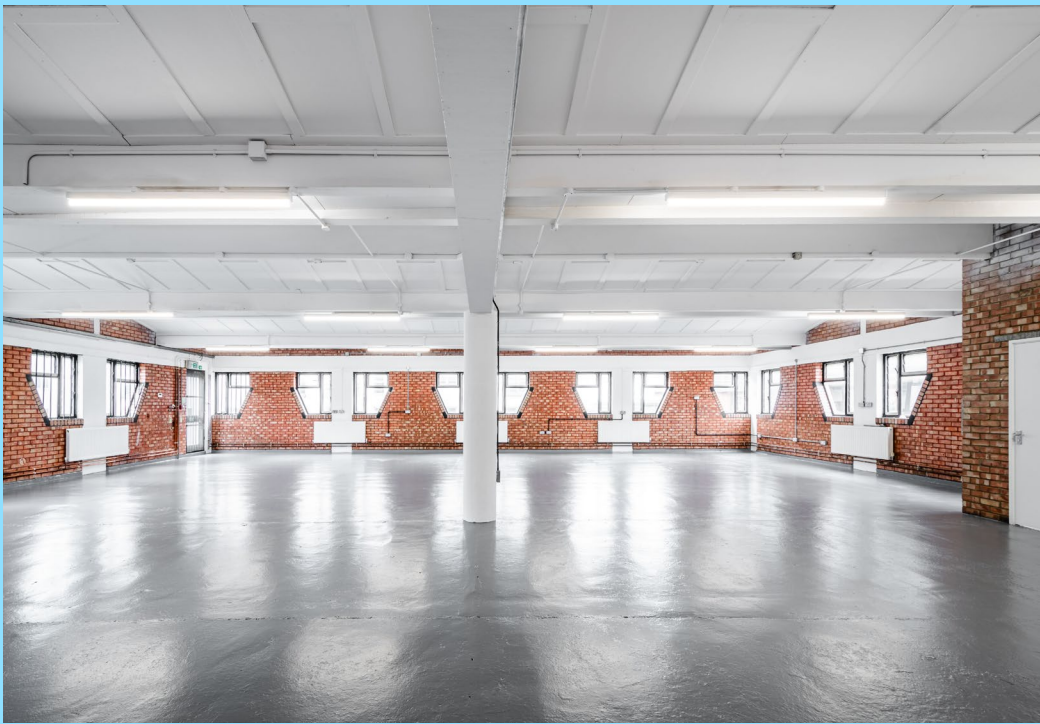
The development is a three-story warehouse building offering versatile offices/workshops on 1<sup>st</sup> floor and 2<sup>nd</sup> floors. Each unit benefits from convenient access to loading facilities, a goods lift, and optional car parking available through separate arrangement. Additional features include a shared kitchenette and WC with a shower, providing practical amenities for tenants. These spaces are ideally suited for production, storage, or a range of creative business activities.

# SUMMARY

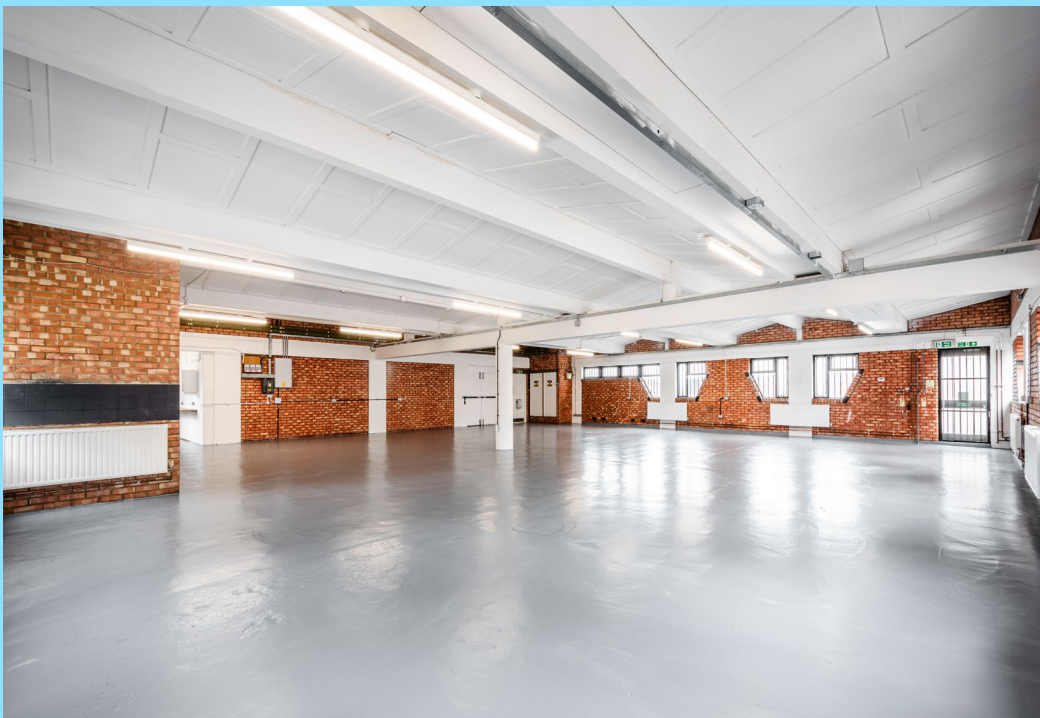
- Good Ceiling Height
- Secured Development
- Loading Facilities
- Goods Lift
- Kitchenette
- Concrete Flooring
- WC Facilities
- Great Natural Light



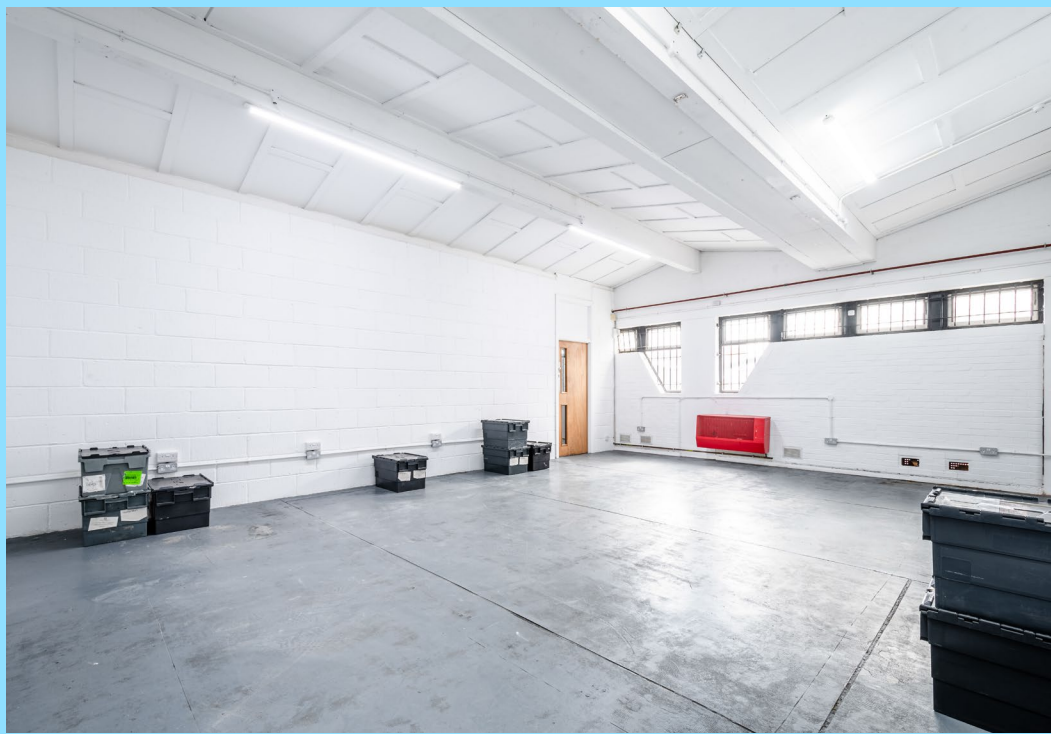




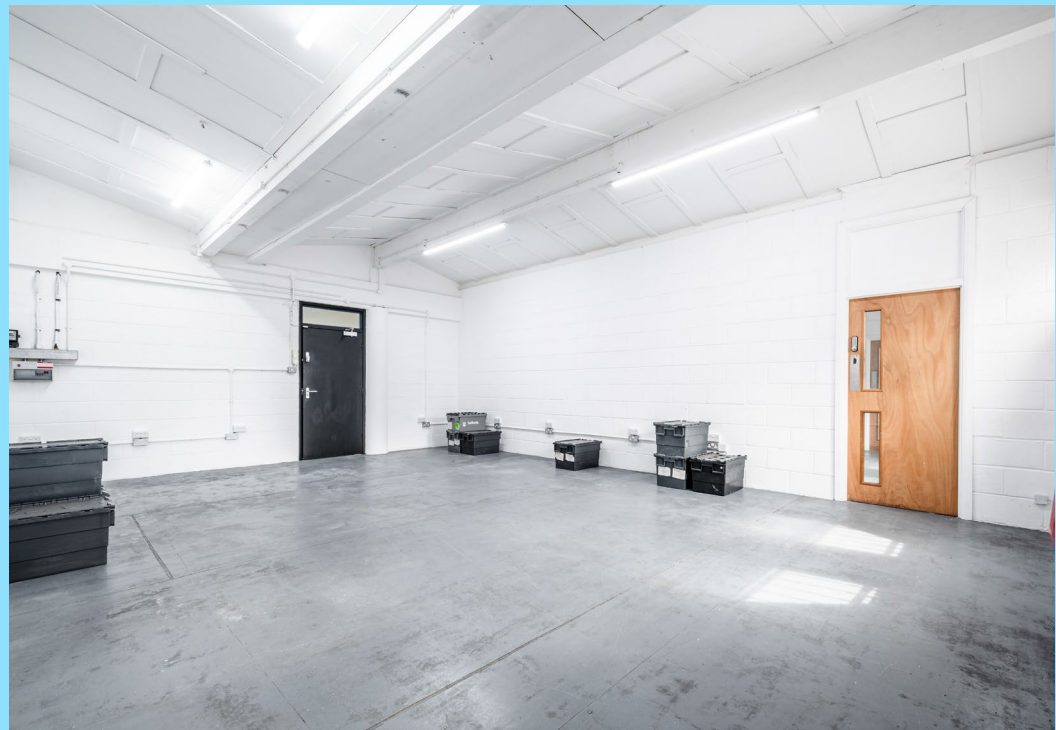
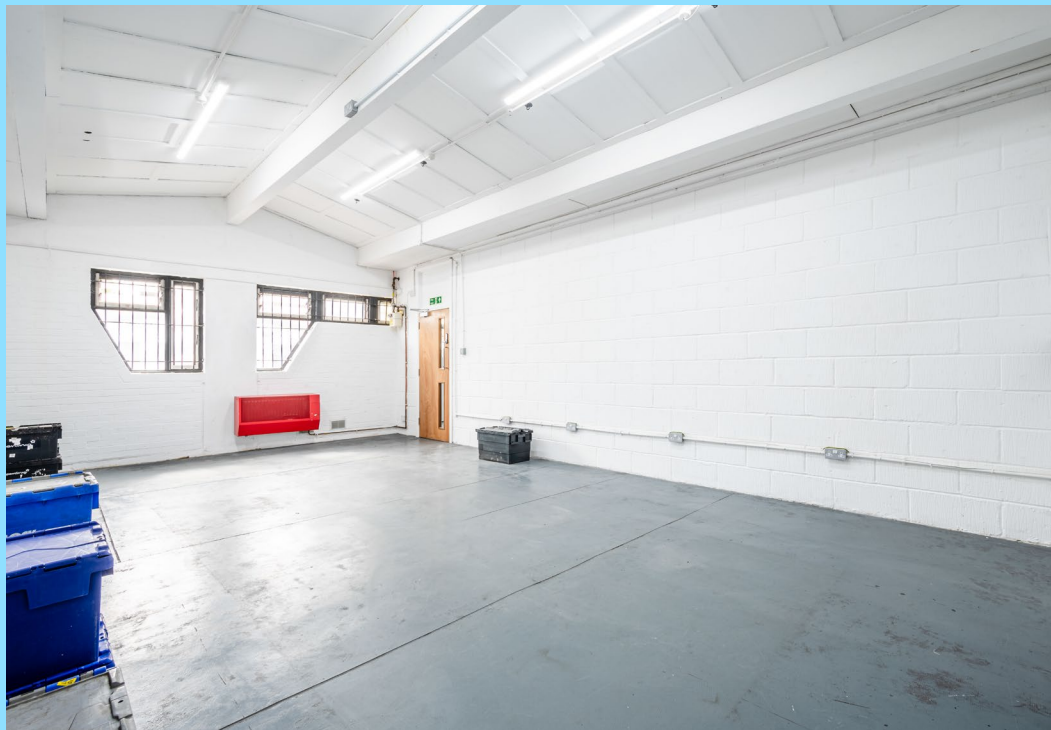
## UNIT 4



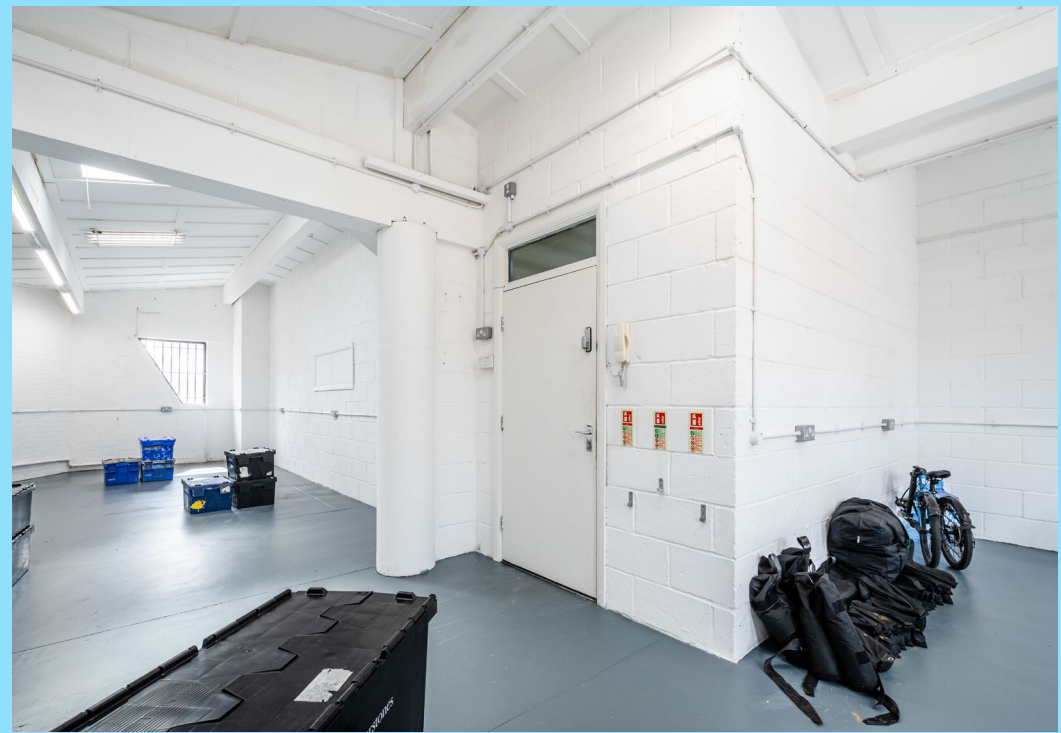
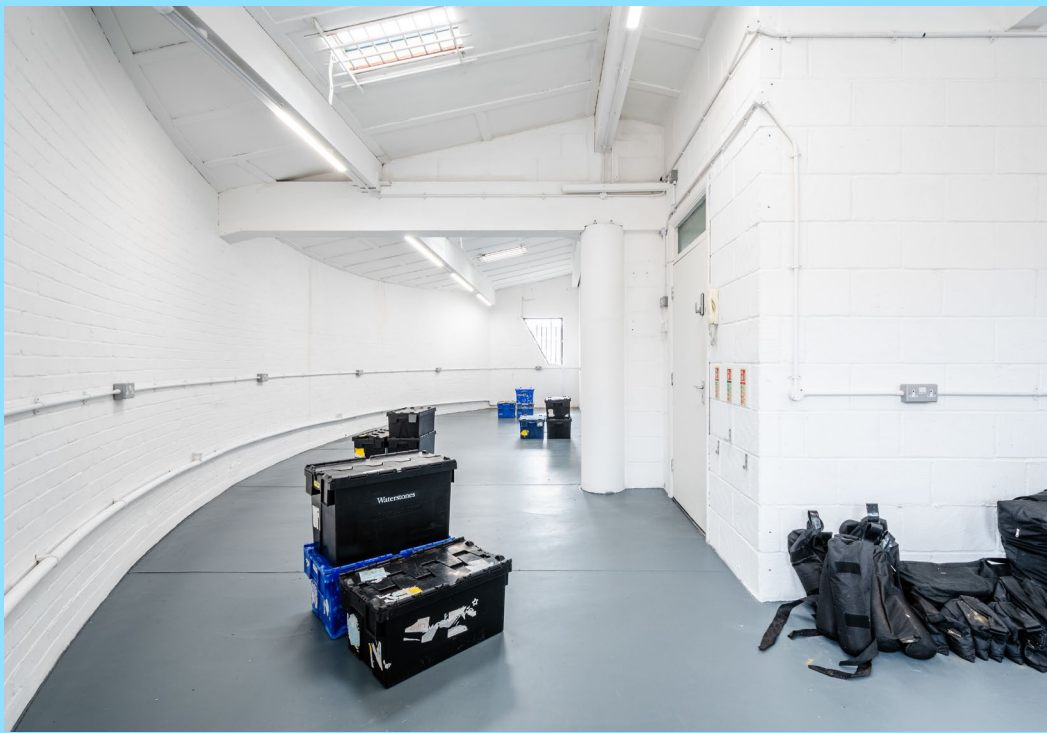




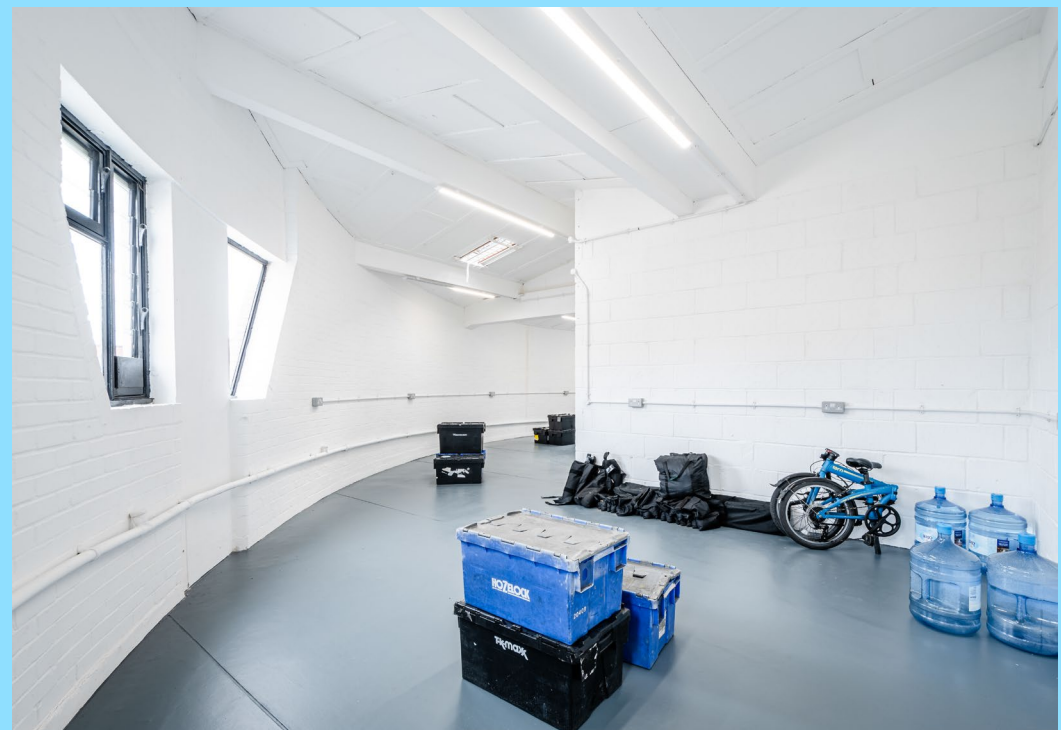
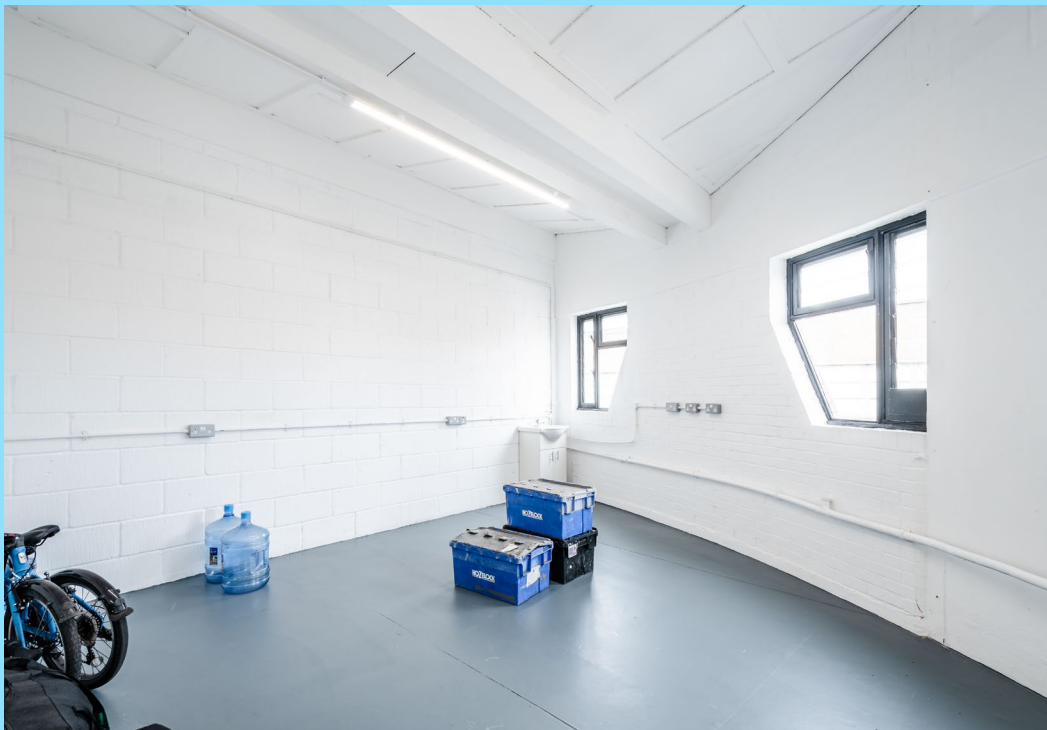
**UNIT 5.1A/5.1B & 5.2**



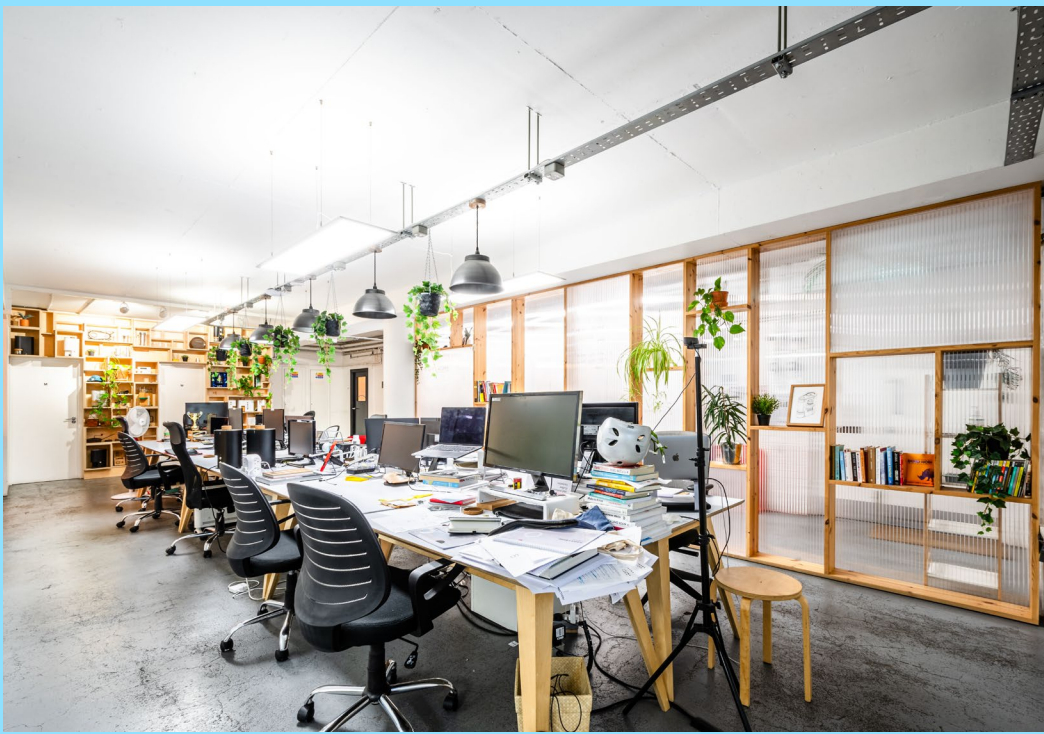




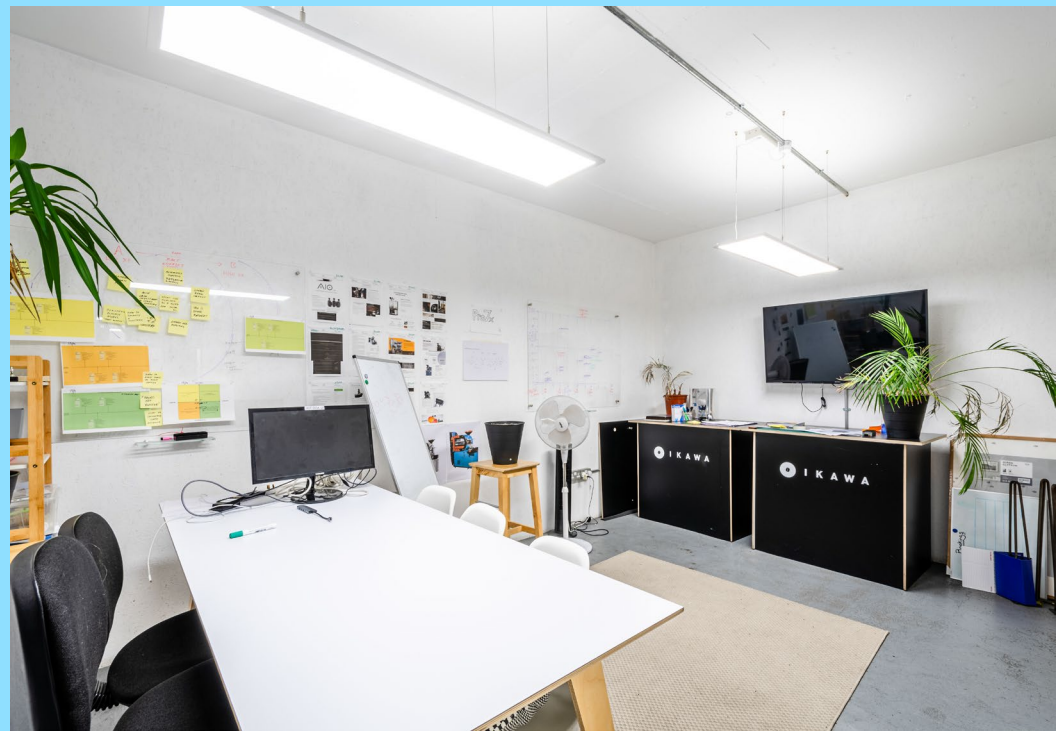
## UNIT 5.3 & 5.6







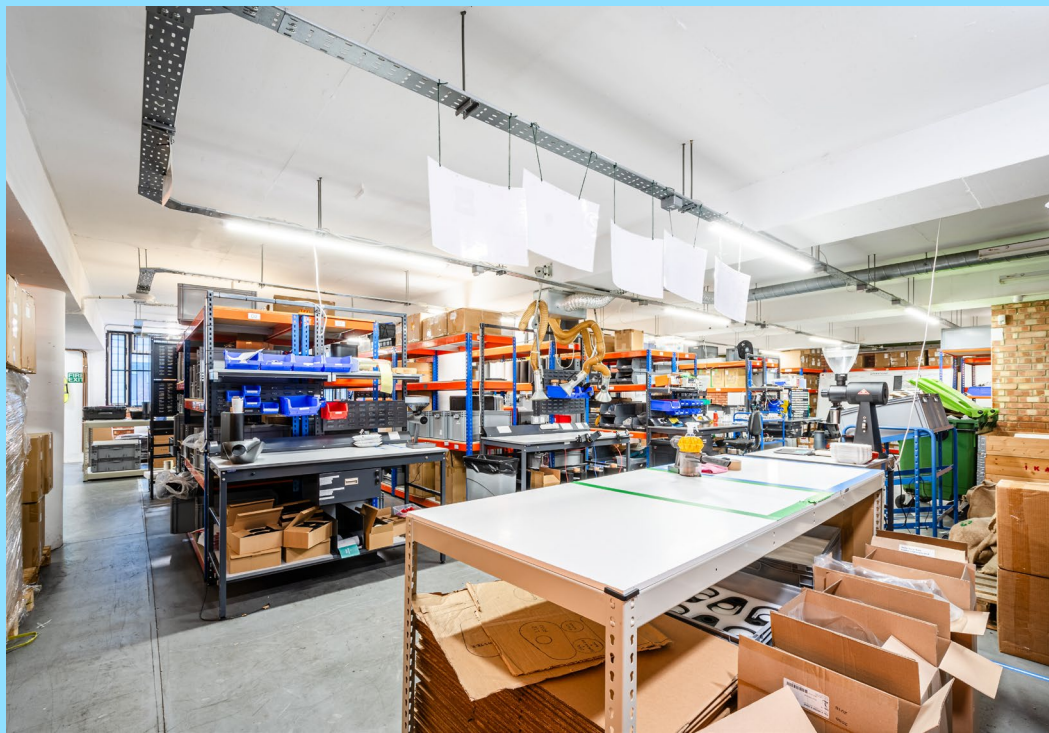
## UNIT 9







## UNIT 8





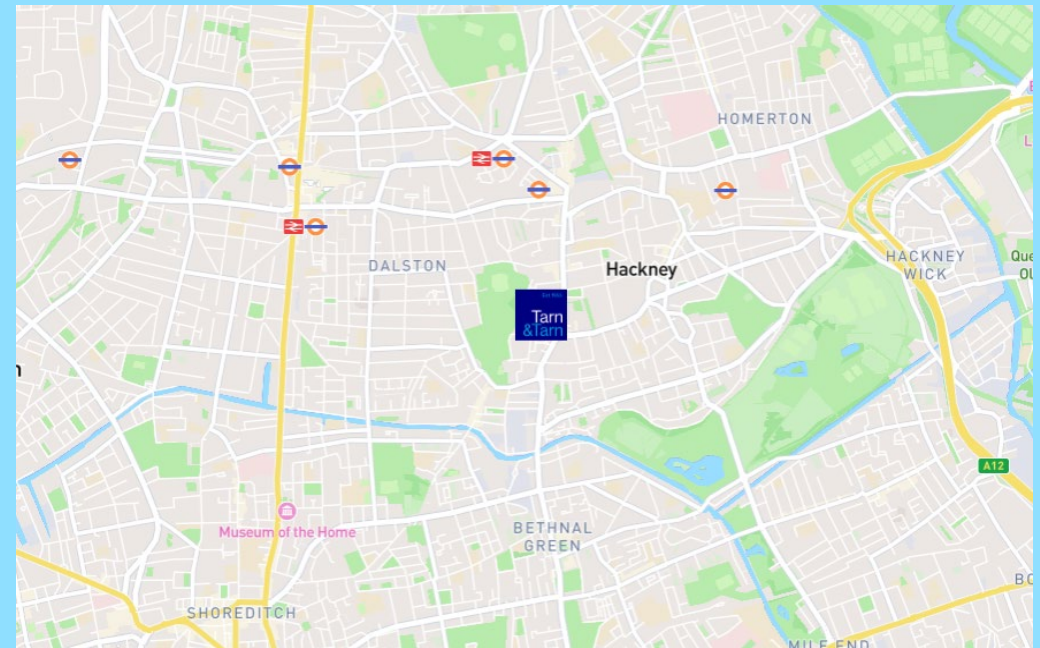
# LOCATION

## 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 <sup>2</sup>	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£ PSF)	TOTAL YEAR
UNIT 4	2,600	£23	£2.50	£10.08	<b>£92,508</b>
UNIT 5.1A, 5.1B, 5.2	1,636	£23	£2.50	£4.91	<b>£49,750.76</b>
UNIT 5.3 & 5.6	602	£26	£2.50	TBA	<b>£17,157</b>
UNIT 8	3,100	£23	£2.50	£9.74	<b>£109,244</b>
UNIT 9	1,800	£23	£2.50	£10.53	<b>£64,854</b>
<b>TOTAL</b>	<b>9,738</b>				

## VAT

Applicable On Rent, Service Charge, Rental Deposit and Building Insurance

## LEGAL COSTS

Each party to bear their own costs

## LOCAL COUNCIL

London Borough of Hackney

## TERMS

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

## AML, ABC & FINANCIAL CRIME REQUIREMENTS

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.





Est. 1955

Tarn  
&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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**E INFO@TARN-TARN.CO.UK**

## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**