

# 39-45

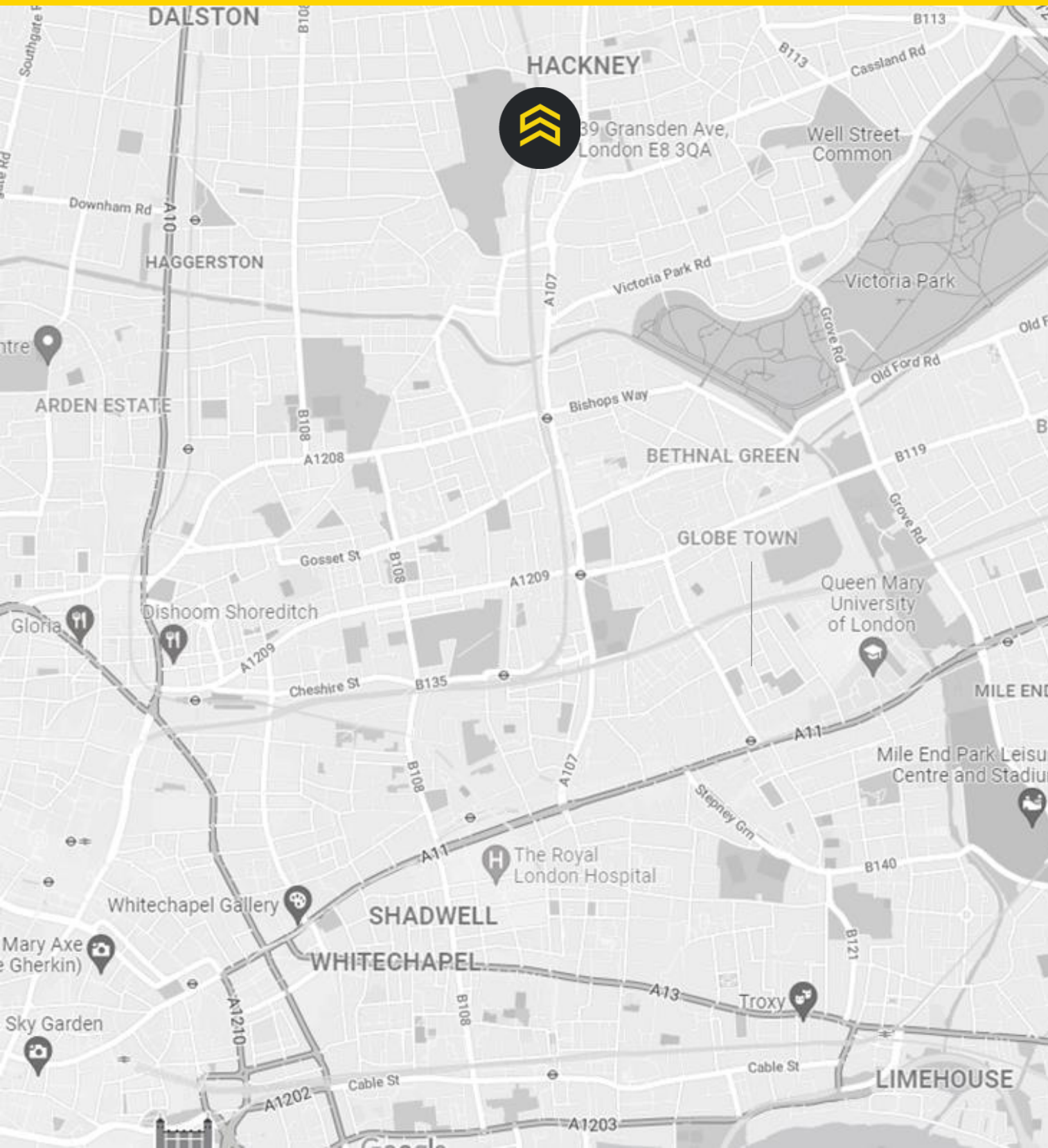
GRANDSDEN AVENUE,  
HACKNEY, LONDON | E8 3QA

STUDIOS / SHOWROOMS &  
CREATIVE SPACES TO RENT

FROM 712 FT<sup>2</sup> / 66.2 M<sup>2</sup>  
TO 2,983 FT<sup>2</sup> / 277.2 M<sup>2</sup>










Gransden Avenue is situated at the epicentre of one of East London's creative hotbed's. Located between the bustle of Broadway Market and astride the calm of the Regent's Canal, enjoying the best of both environments. The area of London Fields has established itself as a key business district in East London for the Arts as well as the food and beverage sector with continued growth and development for the last decade.

A short walk from London Fields station benefitting from overground connections direct to Liverpool Street. Also, the recreational area of the fields itself and the popular open air London Fields Lido.

## TRANSPORT

	LONDON FIELDS	1 mins
	CITY AIRPORT	45 mins
	LIVERPOOL STREET	10 mins
	OXFORD CIRCUS	30 mins
	STRATFORD INTERNATIONAL	26 mins





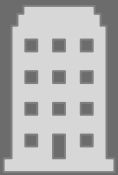
SHOWROOM/STUDIO



OFFICE



FANTASTIC  
TRANSPORT LINKS



FLEXIBLE TERMS

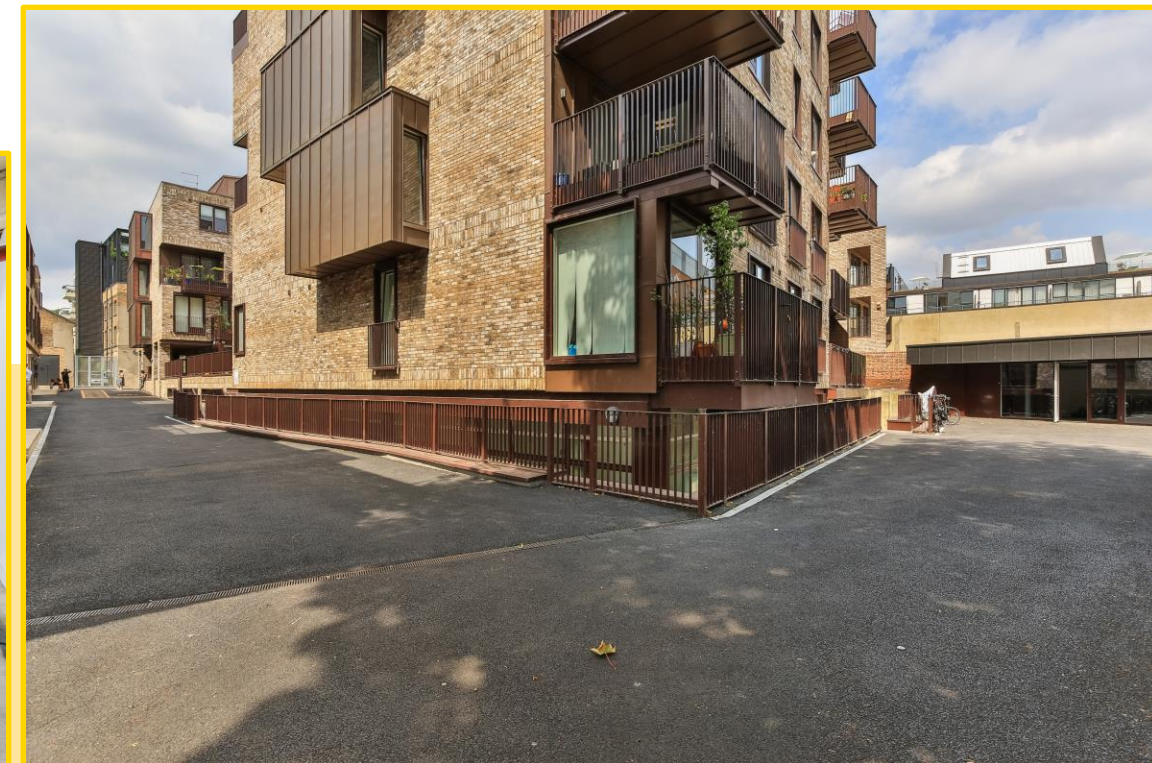
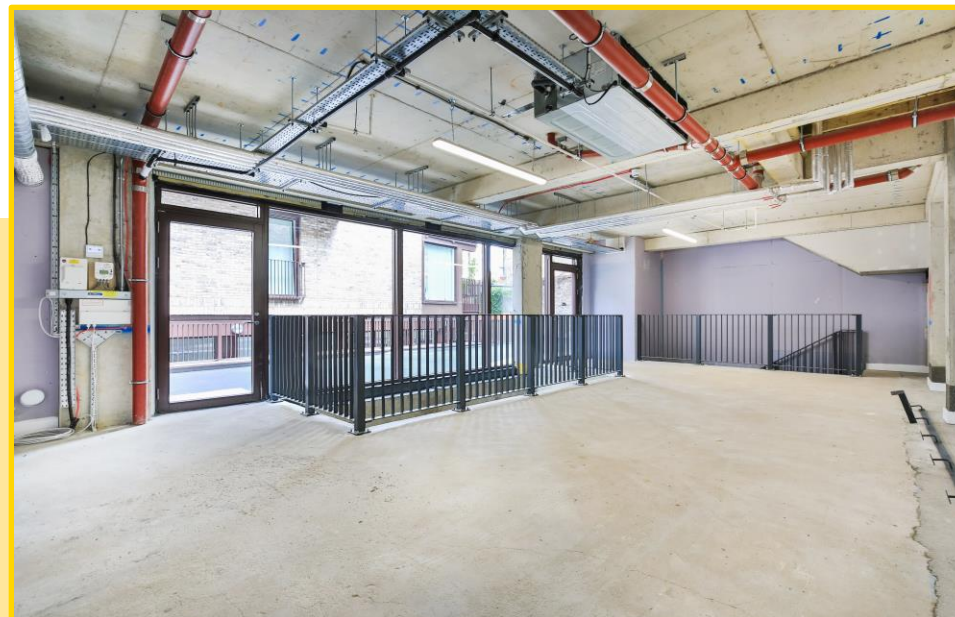
# DESCRIPTION

## HIGHLIGHTS

- Flexible workspace
- Close to London Fields & Hackney Central stations
- Newly fitted
- Class E use
- Air-conditioned space
- Good ceiling height across all space
- Proximity to Broadway Market

## SUMMARY

SPECIFICATION	Fitted space, ready for occupation
TERM	Flexible
TENURE	1-2 Year Licence, longer terms available
PRICE	On Application







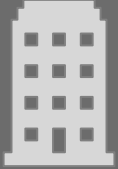
SHOWROOM



OFFICE SPACE



FANTASTIC  
TRANSPORT LINKS



FLEXIBLE TERM

# ACCOMODATION

UNIT No.	FLOOR	FT <sup>2</sup>	M <sup>2</sup>
4	G	1,165	108.3
	MEZZ	506	47
	BST	1,070	99.4
5	G	556	51.7
	MEZZ	345	32.1
	BST	742	69
6	G	614	57.1
	MEZZ	370	34.4
	BST	963	89.5
7	G	867	80.6
	MEZZ	506	47
	BST	1,610	149.6
8	LG	1,134	105.3
9	LG	884	82.1
10	LG	927	86.1
11	LG	949	88.1
13	LG	892	82.8
14	LG	737	68.5
15	LG	712	66.2
16	LG	1,216	113
18	LG	2,000	185.8
19	G	1,466	136.2
	LG	1,352	125.6





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## LEASE TERM

Shorter and longer terms available

## PRICE

On Application

## VALUE ADDED TAX

The property is not elected for VAT

## SERVICE CHARGE

The service charge is to be confirmed

## EPC

TBC

## LEGAL COSTS

Each party to bear their own legal costs

## BUSINESS RATES

London Borough of Hackney

Interested parties are advised to make their own enquiries with the Local Authority

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. April 2022.



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