



STRETTONS
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TO LET

**Bayford Street
Business Centre,
Bayford Street,
Hackney, E8 3SE**

Light industrial/Studio space



Industrial To Let

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Description

The business centre comprises of two blocks with central stairwells, a connecting stairwell and gantry to the east of the site. The blocks are both three storeys and comprise of studio/workshop units vary in size from 600 – 3,100 sq ft.

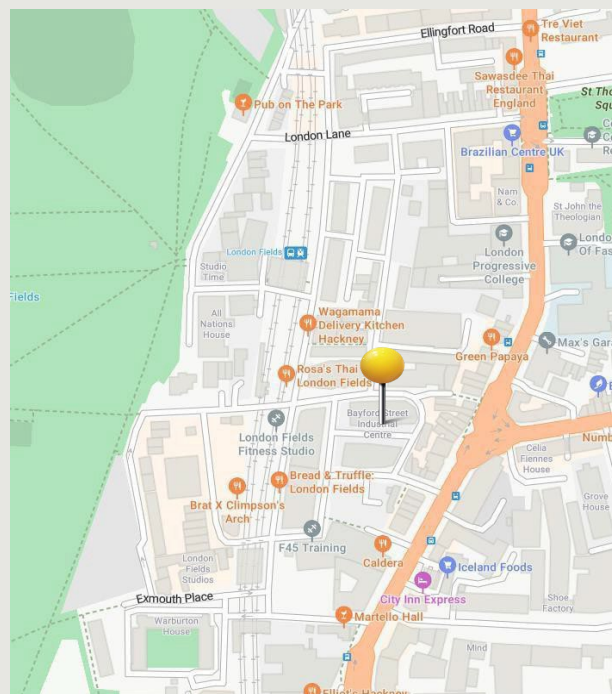
- Gas Supply
 - Goods lifts
 - W/Cs
 - Kitchenettes
 - Three phase electricity
 - Parking
 - Good natural light
- Unit 4 is located on the 2nd floor of Block A. It is large open space studio/office benefitting from plenty of natural light, a goods lift, parking, two w/c's, kitchenette and a gas supply.
 - Unit 8 is located on the 1st floor of Block B and is currently used as a workshop. It benefits from a goods lift, parking, w/c's, kitchenette, gas supply and shower facilities.
 - Unit 9 is located on the 1st floor of Block B and currently used a studio/office space. It has a large open plan office, with separate meeting and break out rooms. Further amenities include a goods lift, kitchenette, parking, gas supply and w/c's.

Location

The property is situated in an area of south Hackney known as London Fields with London Fields railway station within ¼ mile. North Circular Road (A406) and M11 (5.5 miles) Motorway are accessed through Well Street (A106) to the east via the new A12 (1 mile) . Central London, more particularly the City, is approximately two miles to the south, access to which is via Hackney Road (A1208) and can take as little as 15 minutes.

Accommodation

Unit	FT ²	m ²	£/PSF
Unit 5.1A / 5.1B / 5.2	1636	151.06	28
Unit 5.3/5.6	602	55.93	28
Unit 4	2,630	244.33	26
Unit 8	3,100	288	25
Unit 9	1,800	167.22	28



Tenure New
EPC Lease TBC
VAT Payable

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Further Information [View on Website](#)

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