



**STRETTONS**  
EST 1931



# TO LET

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

Light industrial/Studio space





## 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.

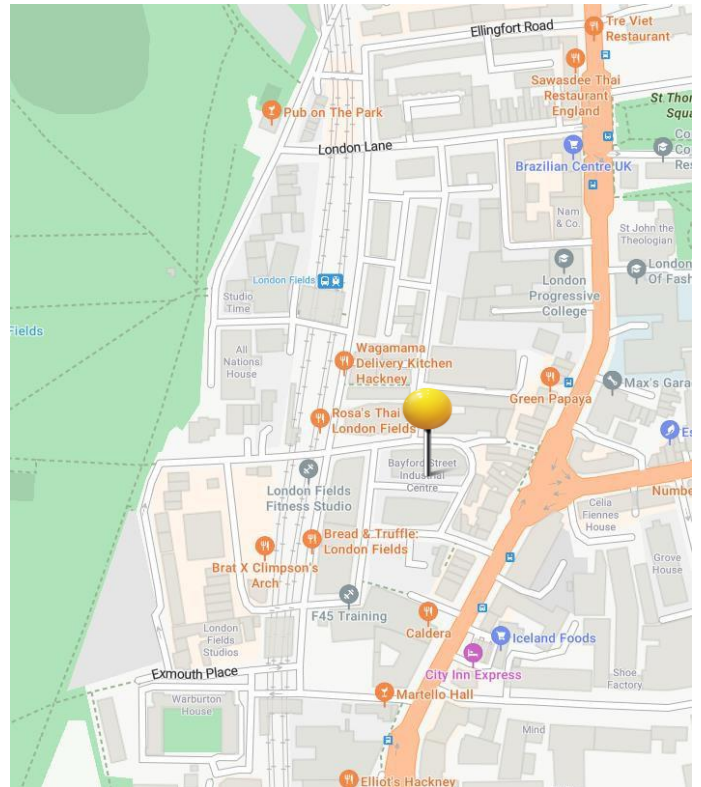
- Gas Supply
  - Goods lifts
  - W/Cs
  - Kitchenettes
  - Three phase electricity
  - Parking
  - Good natural light
- Unit 4 is located on the 2nd floor of Block A. It is large open space studio/office benefitting from plenty of natural light, a goods lift, parking, two w/c's, kitchenette and a gas supply.
  - Unit 7 is located on the ground floor of Block B. It is designed more as workshop space and benefits from a loading door, 3 phase power, parking, w/c, gas supply and a kitchenette.
  - 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 <sup>2</sup>	M <sup>2</sup>	£/PSF
Unit 5.3/5.6	602	55.93	32
Unit 4	2,630	244.33	32
Unit 8	3,100	288	26
Unit 9	1,800	167.22	32



**Tenure**

**New Lease**

**EPC**

**TBC**

**VAT**

**Payable**

## Contacts

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