



**TO LET**

**Netil House, Westgate  
Street, London, E8 3RL**

830 to 1,853 sq ft

Netil House, creative  
serviced studios



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## Description

Netil House has been at the heart of Hackney's creative landscape since it opened in 2009. Adjacent to London Fields, the iconic 60s building is now home to over 100 studios, varying in size and accommodating designers, architects, artists, musicians and other creative practitioners.

The unique working environment at Netil House offers an inspirational place to work, network and socialise. With its own famous roof terrace Netil360, there is also an abundance of shops, restaurants, bars and markets close-by, including Eat Work Art's own Netil Market, providing the best setting for those looking for more than a workplace.

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## Location

On the doorstep of Westgate Street market and Broadway market, which are home to some of the best food and coffee shops East London has to offer. The unit is also just a short distance from London Fields Station which in itself has become a creative hub for many businesses. Westgate Street is well connected to the city via train from either London Fields or Cambridge Heath Stations as well as via car. Being beside the canal gives an air of calm amidst the busy East London streets.

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## Key points

- First floor studio 105 - 1,023 square feet
- First floor studio 107a - 830 square feet
- Creative serviced studios
- Flexible terms with all inclusive rent
- Rooftop access
- Coffee shop, restaurants and bar on site
- Fantastic natural light
- A host of established creative tenants





## Accommodation

Name	sq ft	sq m	Availability
1st - Studio 105	1,023	95.04	Available
1st - Studio 107a	830	77.11	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£54 per sq ft All inclusive rent
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	D (84)

## Viewing & Further Information



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