

TO LET / MAY SELL

**£20,000 Office Fit Out
Contribution Available**



STRETTONS



GERALDEVE
A NEWMARK COMPANY

Unit C, 16 Andre Street, Hackney, E8 2AA

Warehouse/Studio/Workshop with offices and yard
5,408 sq ft, 502.41 sq m

Description

The warehouse unit comes with a fenced yard and car park that faces Andre Street, offering exclusive use to the tenant. The warehouse has an open-plan layout, and there is a first-floor office or extra storage area. The property has been substantially refurbished. There are loading doors, WC's, a kitchenette, and three-phase power.

The property is situated in the central region of London's Hackney Borough, south of Hackney Downs. This locality is a blend of commercial and residential properties, with commercial properties lining Andre Street, where the property is located. The property is positioned on the south-western side of Andre Street, with Amhurst Road to the south and Downs Park Road to the north.

The property benefits from excellent transportation links, with Hackney Down Station, offering both London Overground and Greater Anglia services, situated 0.4 miles away.

Accommodation	sq ft	sq m
Ground Floor Warehouse	3,583	332.9
First Floor	1,825	169.5
Total	5,408	180.9



Tenure

A new lease for long term or a flexible lease is available, direct from the landlord, on a term to be agreed. The landlord may consider offers for the freehold. Title Number NGL501082.

Rent/Price

On application

Business Rates

Interested parties to make their own enquires with the local council, London Borough of Hackney.

Legal Costs

Each party to bear their own costs

EPC

On request

VAT

VAT is payable if applicable

AML

The successful tenant will be required to comply with Strettons' and the FCA's anti money laundering requirements.



For further information please contact:



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