

FOR SALE/TO LET

**Up to £20,000
Landlord contribution
available for office
fit out**



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

5,408 SQ. FT (502.41 SQ. M) – FULLY REFURBISHED UNIT

AVAILABLE FOR SALE / TO LET AVAILABLE ON FLEXIBLE OR LONG LEASE TERMS



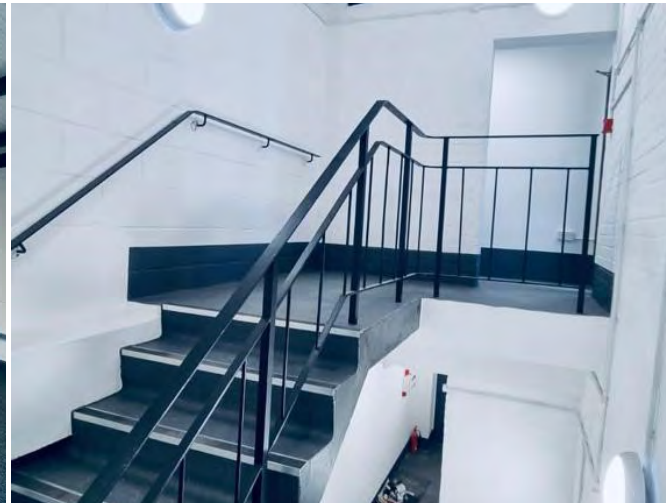
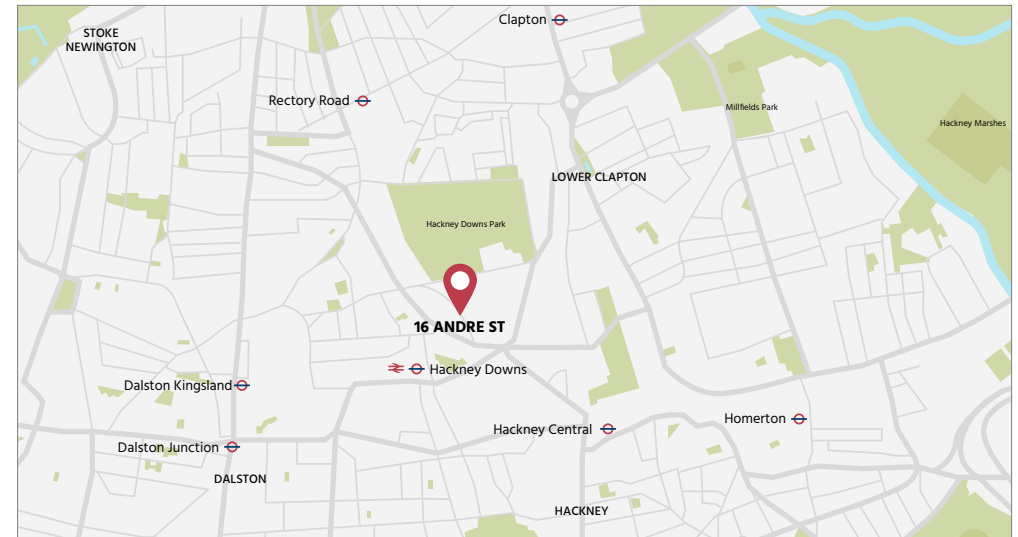
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LOCATION

The subject property is located on Andre Street within Hackney, a central London location. The area is a mix of residential and commercial properties, with Andre Street being predominantly industrial units. The site is accessed by the gated yard off Andre Street, with Amhurst Street to the south and Downs Park Road to the north. The central location offers strong transport links with Hackney Downs and Hackney Central station both within a 10 minute walk. These stations offer both London Overground and Greater Anglia services.

DESCRIPTION

The site comprises a self-contained site with a single industrial/warehouse unit and first floor office accommodation. The unit has undergone an extensive refurbishment, providing open plan industrial space with roller shutter access, staff welfare facilities and a first floor office / additional storage. The fenced and surfaced yard provides access onto Andre Street and is of exclusive use for the tenant.



SIZE

- Ground Floor Warehouse: 3,583 sq. ft (332.9 sq. m)
- First Floor: 1,825 sq. ft (169.5 sq. m)
- Total: 5,408 sq. ft (180.9 sq. m).

SPECIFICATION

- Self contained secure site
- Roller shutter loading door
- Three-phase power
- Kitchenette
- WC
- 24/7 access.

DRIVE TIMES

Hackney Downs Station	0.1 miles	1 minute
Hackney Central Station	0.4 miles	7 minutes
A10	0.7 miles	4 minutes
North Circular Road	5.5 miles	30 minutes

EPC

Available upon request.

RENT/PRICE

On application.

SERVICE CHARGE

Available on request.

BUSINESS RATES

Available on request.

TERMS

Flexible lease terms available.

VIEWING

For further information about the building or to arrange a viewing please contact Newmark LLP.

CONTACT

Chloe Sweetland

Mobile +44 (0)7385 933 686
Chloe.Sweetland@nmrk.com

Emily Pearson

Mobile +44 (0)7387 134 126
Emily.Pearson@nmrk.com



Contacts

For Further information please contact:

Chloe Sweetland
Mobile +44 (0)7385 933 686
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Particulars issued February 2025.