



THE OFFICE

This Grade A space benefits from excellent natural light, a raised access floor and a brand new LED sensor lighting system. The office is within a mixed use development comprising a ground floor cafe and a rear courtyard.



AVAILABILITY & FLOOR PLANS

A new effective full repairing and insuring Lease for a term by arrangement.

SPECIFICATION

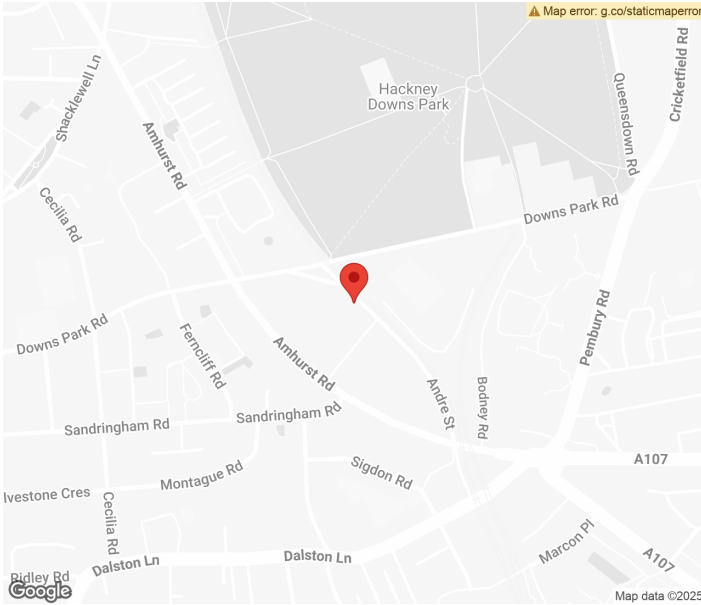
- Good Natural Light
- Raised Access Floor
- LED Sensor Lighting
- High Ceilings
- Rear Courtyard
- Shared Kitchen
- Shared Meeting Room
- Comfort Cooling
- Fibre Connectivity
- Video Entry Phone
- 24 Hour Access
- Showers
- Bike Racks
- CCTV
- Monitored Alarm

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1	92.5	995	£33	£9.90	£3.50	£44,497.60	LET

LOCATION

The property is situated towards the northern end of Andre Street, at its junction with Downs Park Road. Hackney Downs is almost immediately opposite the building and Hackney Downs Station is a short walk away to the south.



COMMUNICATION

Hackney Downs station is located only a short walk away.

WALKING TIMES

From the building



Hackney Downs

5 Minutes

CONTACT

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