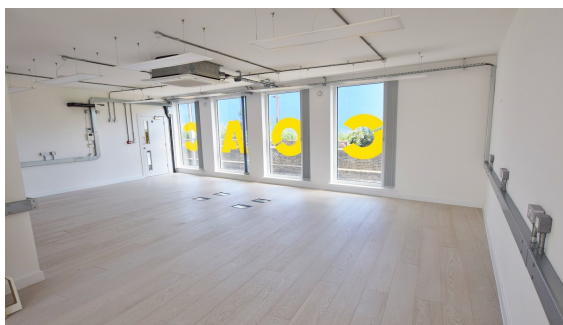
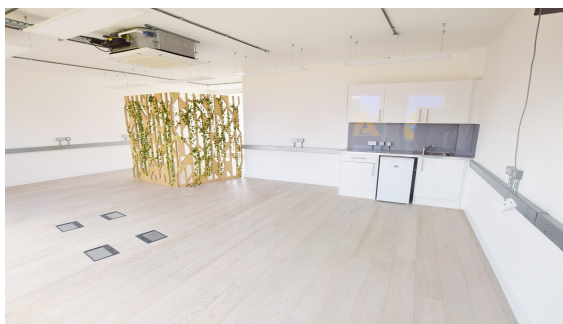




THE OFFICE

This 3rd floor office suite is entirely open plan and located within this brand new development offering flexible excellent quality office space. The suite also benefits from wood floors, good natural light, VRF comfort cooling, video entry phone and a fully fitted kitchen. The area also benefits from good transport links in and out of Central London.



AVAILABILITY

A new lease is available directly from the Landlord.

SPECIFICATION

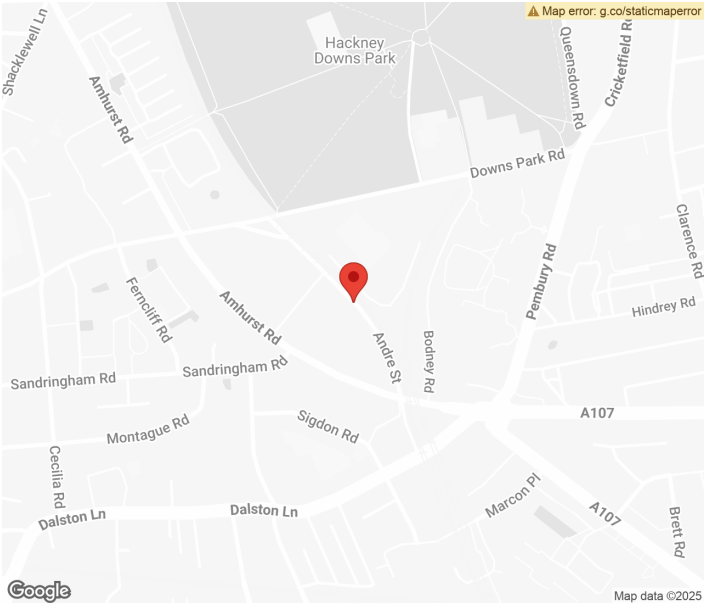
- Excellent Natural Light
- High Ceilings
- Fitted Kitchen
- VRF Comfort Cooling
- Wooden Flooring
- Perimeter and Underfloor Trunking
- LED Lighting
- 24 Hour Access
- Bike Racks
- Showers
- EPC - TBC

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd - Unit 7	37.63	405	£30	£9.66	£4.73	£17,977.95	Available

LOCATION

The property is situated on Andre Street, a tucked away road nestled between Hackney Downs and Amhurst Road.



COMMUNICATION

Hackney Downs station is located only a short walk away.



WALKING TIMES

From the building



Hackney Downs

4 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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