

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



Available To Let – Fully Refurbished Industrial Unit 5,408 Sq. Ft.

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## Location

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 (GIA)

Description	sq ft	sq m
Ground Floor - Warehouse	3,583	332.9
First Floor	1,825	169.5
<b>Total</b>	<b>5,408</b>	<b>502.4</b>

## Description

16 Andre Street is a self-contained industrial unit with secure parking and loading facilities. The unit is currently undergoing a full refurbishment and will be available with Vacant Possession in May 2023. The warehouse is accessible via a single, full-height, electric level access roller shutter door as well as a pedestrian access that fronts onto forecourt parking and loading yard. The property benefits from ancillary office accommodation at first floor level as well as extra storage space, welfare facilities and a kitchenette all at first floor level. The unit consists of LED lighting throughout, concrete flooring and ample natural light from the roof lighting throughout.

## Specification

- Self-contained unit
- Undergoing full refurbishment
- Full height level access roller shutter
- First floor office accommodation
- LED lighting
- WC's
- 3 Phase Power
- Gas

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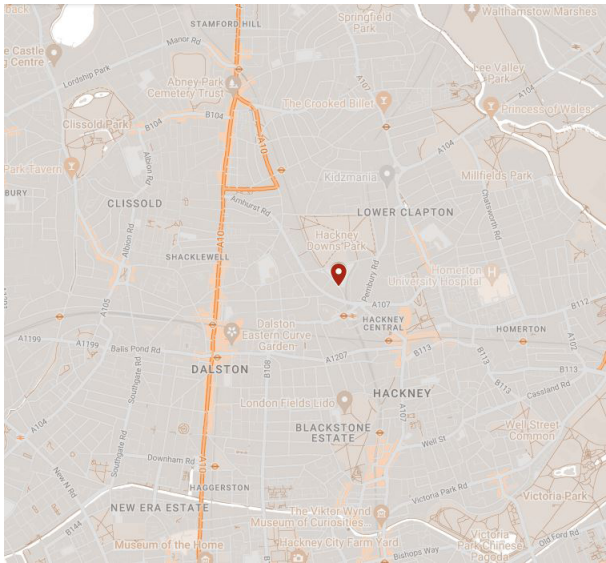
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## Location Plans

Not to scale, indicative only



## Connectivity

Hackney Downs	0.2 miles
Hackney Central Station	0.4 miles
Dalston Kingsland	0.8 miles
London Fields	0.9 miles
Dalston Junction	1.0 miles
Rectory Road	1.0 miles
Clapton	1.1 miles
Homerton	1.2 miles
Canonbury	1.6 miles

## Terms

The property is available by way of a new FRI lease for a term to be agreed.

## Quoting Rent

Upon application

## Business Rates

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

## EPC

Upon Request

## VAT

Payable if applicable

## Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

## Further Information

Viewing is strictly by appointment only, through joint agents:

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