



**14A, ANDRE ST,
LONDON, HACKNEY
E8**

Creative
WORKSPACE



£ 708.33 PCM



376.34 SQFT

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

VAT TBC

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

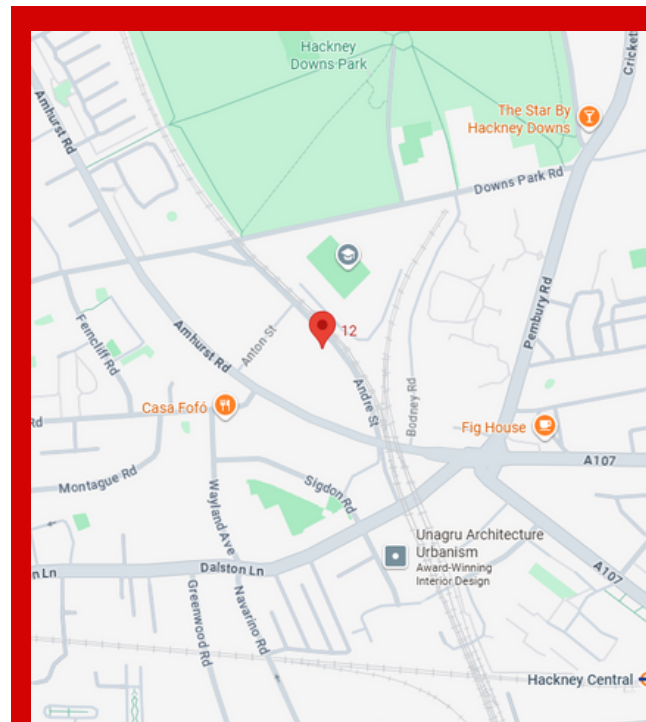
LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



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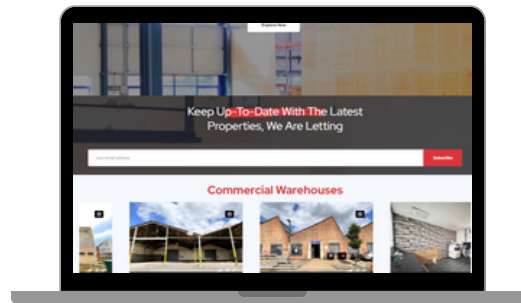


ABOUT THE PROPERTY

- Discover an affordable and inspiring creative workspace in the heart of Lower Clapton, Hackney, London E8. Spanning 376.34 sq ft of open-plan space, this modern office offers the ideal layout for entrepreneurs, startups, and creative professionals seeking a functional yet stylish workspace. Available at £708.33 pcm (excluding bills) with a flexible lease term and 3x3 deposit structure, this unit is a rare opportunity for those looking to establish or expand their presence in a thriving London location.
- Located just a 4-minute walk from Sandringham Road Bus Stop and a 3-minute drive to Hackney Downs Station, this workspace provides unbeatable accessibility for your team, clients, and collaborators.
- Whether you're launching a new venture, expanding your creative practice, or scaling your business, this flexible office in Hackney delivers the right combination of space, convenience, and inspiration. The open-plan layout encourages productivity and collaboration, while its location in one of London's most dynamic boroughs ensures your business thrives in a supportive and vibrant community.
- Don't miss this opportunity to secure a premium yet affordable creative workspace in Lower Clapton, London E8.



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E8**



Contact Us



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Creative

WORKSPACE



FEATURES



HACKNEY DOWNS



**SANDRINGHAM ROAD BUS
STOP**



Misdescriptions Act 1991

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