



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

Creative
WORKSPACE



£ 958.33 PCM



503.96 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.

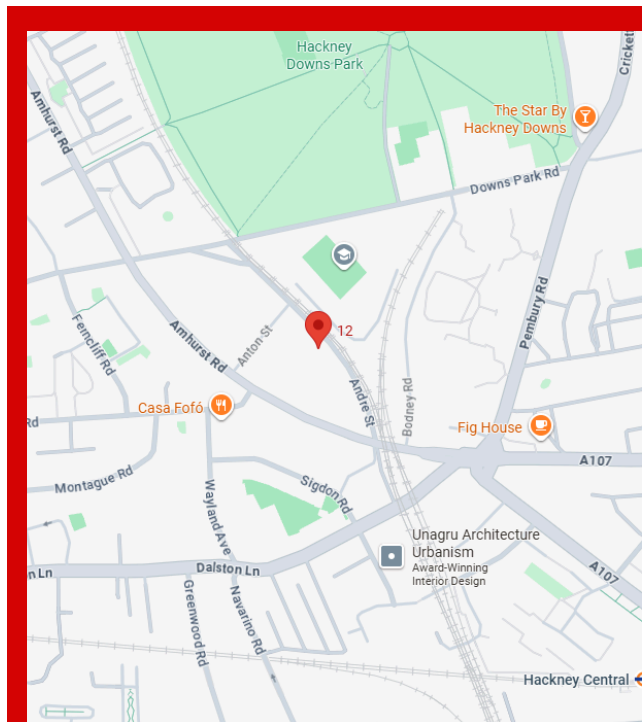
EPC RATING TBC

VIEWING PLEASE CONTACT US

Vibe
WAREHOUSES



www.vibewarehouses.co.uk

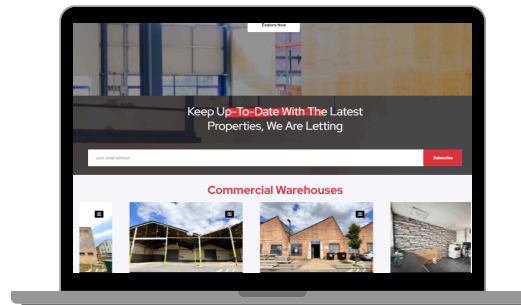


ABOUT THE PROPERTY

- Discover an affordable and inspiring creative workspace in Hackney, London E8, perfectly located in the vibrant heart of Lower Clapton. Offering 503.96 sq ft of open-plan office space, this unit is ideal for entrepreneurs, startups, and creative professionals seeking a functional yet stylish environment. With a monthly rent of £958.33 (excluding bills), a flexible lease agreement, and a 3x3 deposit structure, this opportunity provides both flexibility and value in one of London's most thriving locations.
- This Hackney office space to rent boasts unbeatable accessibility, just a 4-minute walk from Sandringham Road Bus Stop and a 3-minute drive to Hackney Downs Station. Lower Clapton is a lively and multicultural hub, renowned for its creative energy, entrepreneurial spirit, and diverse retail mix. It's the perfect setting for collaboration, networking, and professional growth, offering your business both visibility and connection within London's dynamic landscape.
- Whether you are launching a new business, expanding your creative practice, or scaling your existing venture, this creative workspace in Hackney combines space, convenience, and inspiration.
- Don't miss this rare chance to secure a premium yet affordable workspace in Lower Clapton, London E8.



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



Contact Us



0203-935-4544



www.vibewarehouses.co.uk



Harvest House, London, E5 9LU



info@vibewarehouses.co.uk



Creative WORKSPACE



FEATURES



HACKNEY DOWNS



**SANDRINGHAM ROAD BUS
STOP**



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.