

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

Creative
WORKSPACE



£ 708.33 PCM



339 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.

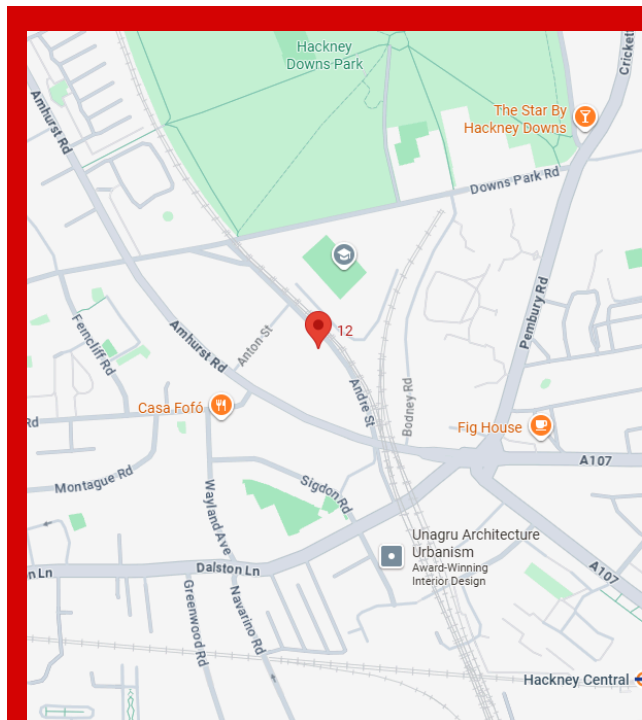
EPC RATING TBC

VIEWING PLEASE CONTACT US


Vibe
WAREHOUSES



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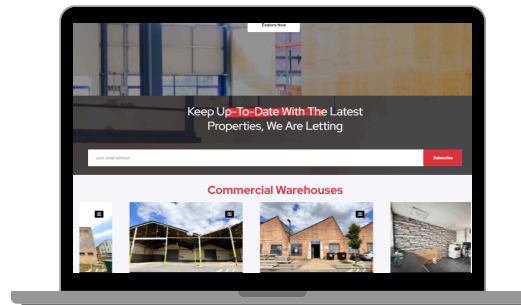


ABOUT THE PROPERTY

- Step into an affordable and stylish creative workspace in Hackney, London E8, located in the vibrant hub of Lower Clapton. This 339 sq ft open-plan office space is perfectly designed for entrepreneurs, startups, and creative professionals who want a functional yet inspiring work environment. With a competitive £708.33 pcm (excluding bills), flexible lease terms, and a 3x3 deposit structure, this opportunity is ideal for those ready to establish or grow their business in one of London's most thriving boroughs.
- This Hackney office to rent offers excellent connectivity, just a 4-minute walk from Sandringham Road Bus Stop and a 3-minute drive from Hackney Downs Station. Lower Clapton is a lively multicultural area known for its creative energy, entrepreneurial spirit, and diverse retail mix, making it the ultimate destination for networking, collaboration, and professional success.
- Whether you're launching a new venture, scaling your business, or expanding your creative practice, this flexible Hackney workspace provides the perfect blend of practicality, convenience, and inspiration. The open-plan layout fosters collaboration and productivity, while the location in one of London's most dynamic business communities ensures your company thrives in a supportive and innovative environment.



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Contact Us



0203-935-4544



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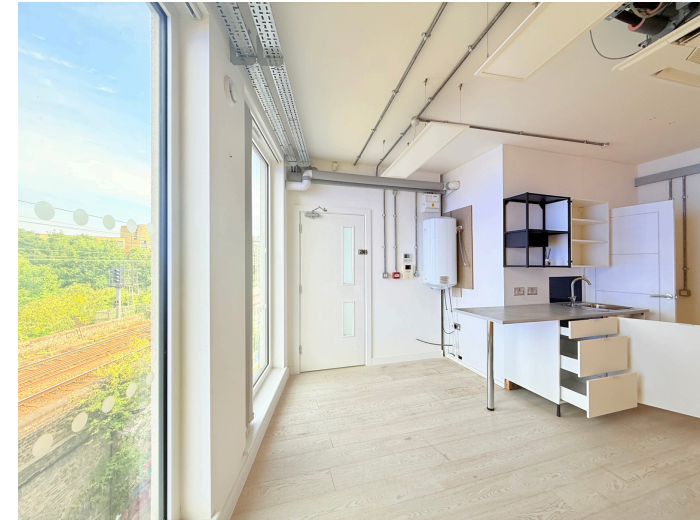
Harvest House, London, E5 9LU



info@vibewarehouses.co.uk



Creative WORKSPACE



FEATURES



HACKNEY DOWNS



**SANDRINGHAM ROAD BUS
STOP**



Misdescriptions Act 1991

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