







## ANDRE ST, LOWER CLAPTON, LONDON E8







£ 2,995.42 PCM

928.19 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** 



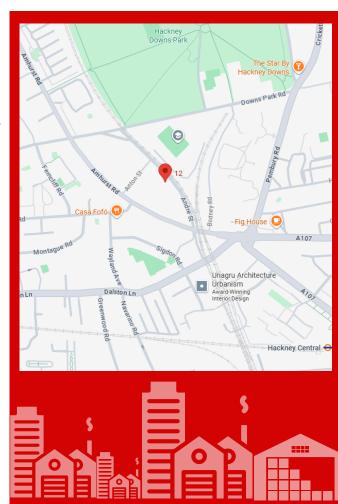








www.vibewarehouses.co.uk



## **ABOUT THE PROPERTY**

- Discover a premium creative workspace in the heart of Lower Clapton, London E8. This stunning office spans 928.19 sq ft across the third floor, offering open-plan spaces, a welcoming hallway, and modern toilet facilities. With a flexible lease term and a deposit structure of 3x3, this workspace is designed to meet the needs of growing businesses, ambitious startups, and thriving creative professionals.
- Unbeatable connectivity and convenience define this property. Located just a 4-minute walk from Sandringham Road Bus Stop and only a 3-minute drive to Hackney Downs Station, this workspace ensures seamless access for your team, clients, and collaborators. Situated in a lively, multicultural hub, the area is known for its diverse retail mix, vibrant energy, and a flourishing entrepreneurial community, offering endless networking and growth opportunities.
- Contact us today to schedule a private viewing and secure your next creative office space in London E8. Step into an inspiring environment where innovation, collaboration, and business success thrive.





## Contact Us

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## **FEATURES**





Misdescriptions Act 1991

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