



**ANDRE ST, LOWER
CLAPTON, LONDON
E8**

Creative
WORKSPACE



£ 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.

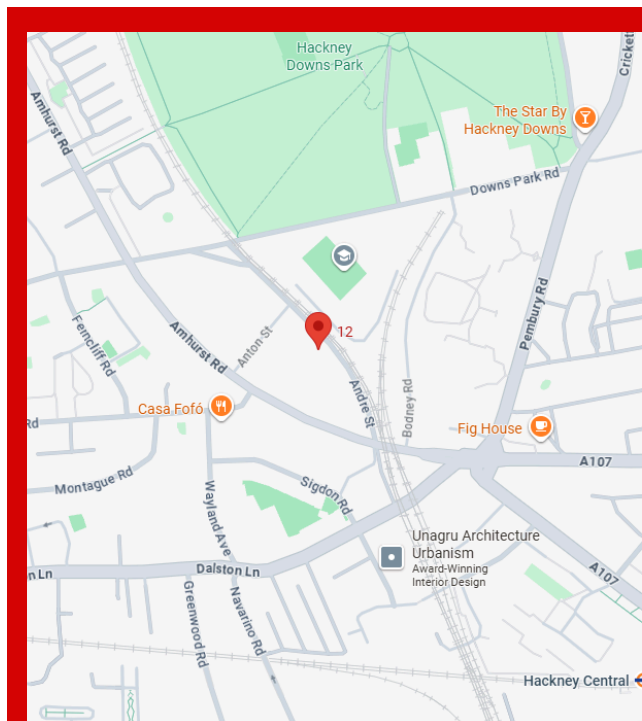
EPC RATING TBC

VIEWING PLEASE CONTACT US

Vibe
WAREHOUSES



www.vibewarehouses.co.uk

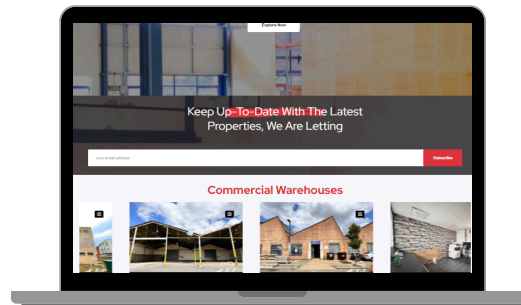


ABOUT THE PROPERTY

- 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.



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Contact Us

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WORKSPACE



FEATURES



HACKNEY DOWNS



**SANDRINGHAM ROAD BUS
STOP**

