



# DACE ROAD, OLD PEANUT FACTORY, LONDON E3

# Live & Work

## UNIT



£ 1,800 PCM

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

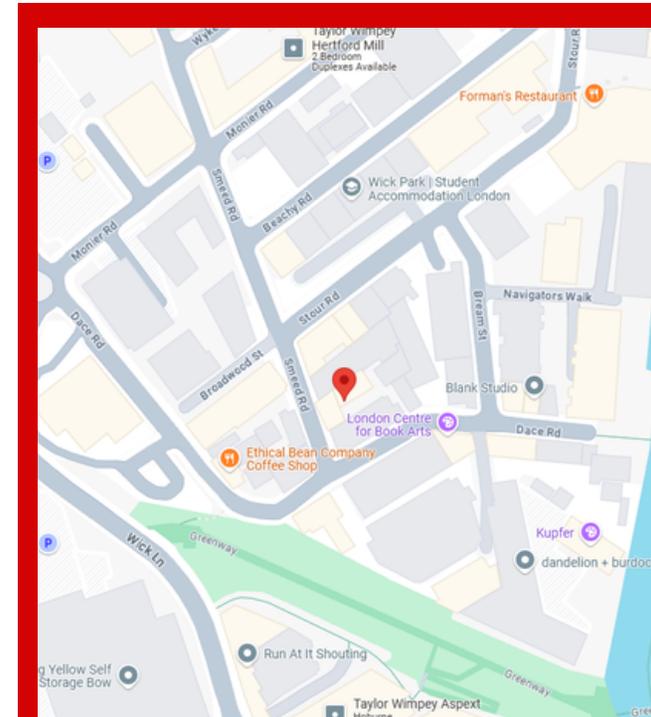
**VAT** NO

**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](http://www.vibewarehouses.co.uk)

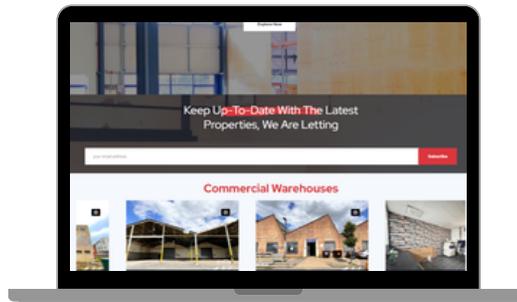


## ABOUT THE PROPERTY

- Discover the perfect live/work unit in Hackney Wick at Old Peanut Factory, offering 575 sq ft of versatile space for £1,800 per calendar month (excluding bills). Positioned on the ground floor, this adaptable property blends residential comfort with commercial flexibility ideal for creative professionals, entrepreneurs, remote workers, and small businesses seeking a dynamic East London base.
- This spacious unit features two bedrooms, a fitted kitchen, bathroom, and dedicated storage areas, creating a practical and functional layout for both living and working. With electricity and gas available on-site, no service charge, and a simple deposit structure (1 month's deposit + 1 month's rent), this property offers transparency and affordability. A guarantor is required, and lease terms are flexible between 12–24 months, making it a strong choice for those seeking a flexible live/work space in London.
- Whether you're launching a startup, expanding your consultancy, or looking for a unique home-office environment, this 575 sq ft live/work unit in London E3 offers the flexibility and location to support your next chapter.
- Schedule your viewing today and secure this exceptional creative-commercial space.



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## Contact Us

- 📞 0203-935-4544
- 🌐 [www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)
- 📍 Harvest House, London, E5 9LU
- ✉️ [info@vibewarehouses.co.uk](mailto:info@vibewarehouses.co.uk)



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## FEATURES



**HACKNEY WICK**



**FISH ISLAND**

