





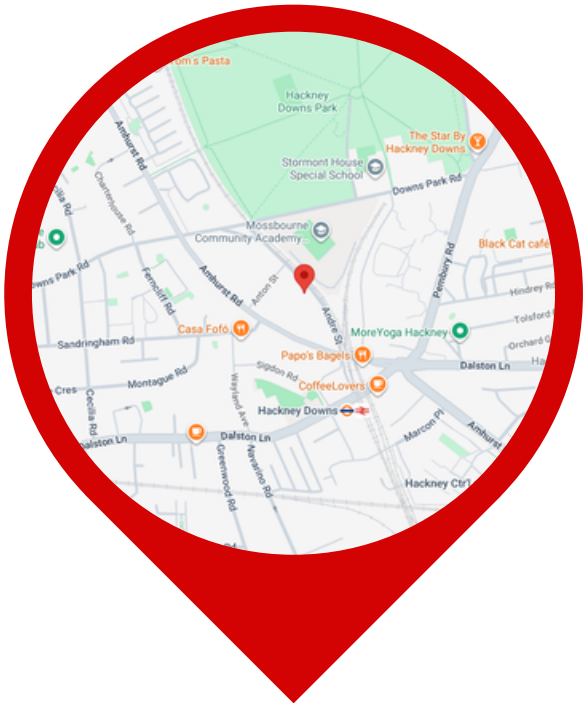
Creative WORKSPACE

ANDRE STREET, LOWER CLAPTON, LONDON E8

RENT

£ 525 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**



Vibe WAREHOUSES

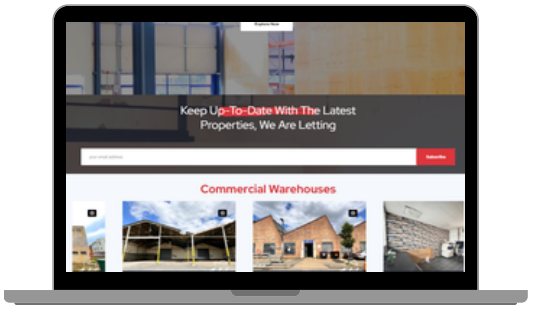
www.vibewarehouses.co.uk

ABOUT THE PROPERTY

- Looking for affordable office space in East London? Discover 6 private creative studios at 10–12 Andre Street, Hackney E8, located on the third floor. Ideal for freelancers, start-ups, creatives and independent businesses, with rents starting from just £525 PCM.
- A Space to Work and Grow. Each studio features a window, providing natural light and a comfortable working environment. Whether you're a consultant, designer, freelancer or entrepreneur, these private workspaces offer a practical base for your business.
- Convenient Facilities & Benefits. Enjoy metered electricity, no VAT, no service charge and no guarantor requirement. Studios may also qualify for Small Business Rates Relief, subject to eligibility.
- Simple Rental Terms. Studios are available from £525–£630 PCM, excluding bills. Terms include one month's rent upfront, a one-month deposit and a three-year lease with a 12-month break clause and two months' notice.
- Well-Connected Hackney Location. Just a 4-minute walk from Sandringham bus stop and 6 minutes from Hackney Downs Station, with convenient connections across London.
- Property Highlights: 6 studios available | Third-floor location | Individual windows | Metered electricity | No VAT or service charge | No guarantor | No on-site parking.
- Limited Availability! Looking for a creative studio or private office in Hackney? Get in touch with Vibe Warehouses today to check availability and arrange a viewing.
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ANDRE STREET, LOWER CLAPTON, LONDON E8

Creative WORKSPACE





Contact Us

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FEATURES

HACKNEY DOWNS STATION

SANDRINGHAM

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 Lt
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 particular
and to seek appropriate advice from their surveyors and/or solicitor.