

UNIT C, 16 ANDRE STREET  
HACKNEY | E8 2AA

Warehouse/Studio/workshop  
with offices and yard

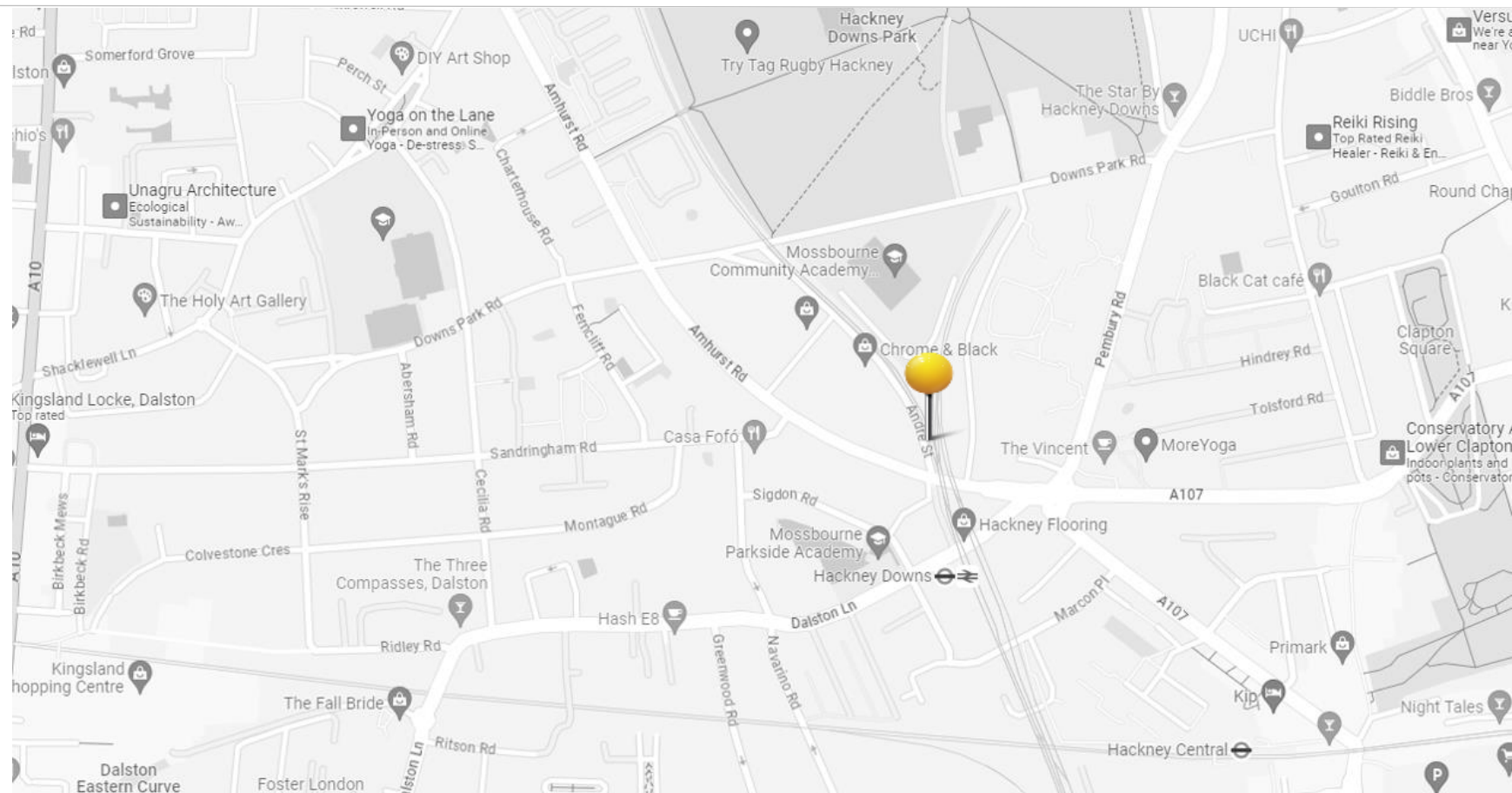
5,408 ft<sup>2</sup> (502.41 m<sup>2</sup>)

Flexible or long lease available, terms to be agreed.



STRETTONS

UNIT C, 16 ANDRE  
STREET HACKNEY | E8 2AA



Location  
Connectivity

The property is situated in the central region of London's Hackney Borough, south of Hackney Downs. This locality is a blend of commercial and residential properties, with commercial properties lining Andre Street, where the property is located. The property is positioned on the south-western side of Andre Street, with Amhurst Road to the south and Downs Park Road to the north.

The property benefits from excellent transportation links, with Hackney Down Station, offering both London Overground and Greater Anglia services, situated 0.4 miles away.



## Description

The warehouse unit comes with a fenced yard and car park that faces Andre Street, offering exclusive use to the tenant. The warehouse has an open-plan layout, and there is a first-floor office or extra storage area. The property has been substantially refurbished. There are loading doors, WC's, a kitchenette, and three-phase power.

ACCOMODATION	FT <sup>2</sup>	M <sup>2</sup>
GROUND FLOOR WAREHOUSE	3,583	332.9
FIRST FLOOR	1,825	169.5
<b>TOTAL</b>	<b>5,408</b>	<b>180.9</b>

## Amenities

- Loading doors
- W/C
- Kitchenette
- Three-phase power
- Fenced yard
- Car park

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3 PHASE  
POWER



FENCED YARD



LOADING DOORS



CAR PARK



TRANSPORT &  
ROAD LINKS



KITCHENETTE

**TENURE:**

A new lease for long term or a flexible lease is available, direct from the landlord, on a term to be agreed.

**RENT:**

£110,000 per annum exclusive.

**BUSINESS RATES:**

Interested parties to make their own enquires with the local council, London Borough of Hackney.

**LEGAL COSTS:**

Each party to bear their own costs

**EPC:**

On request

**VAT:**

VAT is payable if applicable

**AML:**

The successful tenant will be required to comply with Strettons' and the FCA's anti money laundering requirements.



Strettons  
Waltham House, 11 Kirkdale Road  
London E11 1HP

For further information please contact:

**Aasia Pathan**

aasia.pathan@strettons.co.uk

07807 979 061

**Charles Wood**

charles.wood@strettons.co.uk

07970 434 876

