



FOR SALE

The Coachworks, 14 Andre Street, E8

14 Andre Street, London E8 2AA



Office investment for sale, 3,383 sq ft, £1,400,000

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/40093-the-coachworks-14-andre-street-e8-14-andre-street>

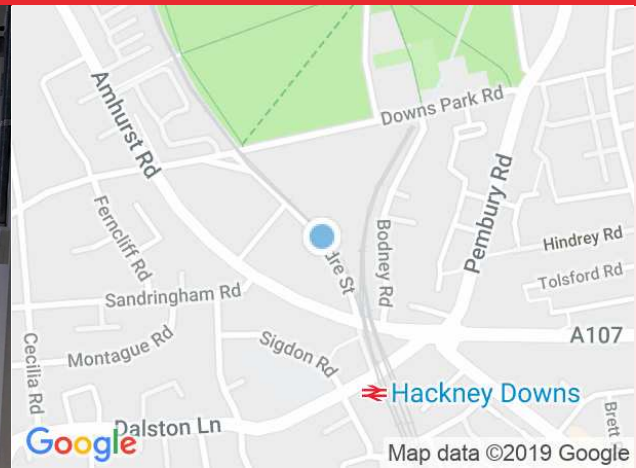
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A purpose built architecturally designed office scheme investment for sale

Coachworks located on Andre Street is well-served by numerous transport links including, a 3 minute walk to Hackney Downs Overground Station and 8 minutes' walk to Hackney Central.

Comprising 7 bright open plan studio offices fitted out to a high standard, all benefitting from excellent natural light, good ceiling heights, wooden flooring, air conditioning and power/data points to both the walls and under the floor. The lift, wc's and showers are located on the common parts.

6 of the 7 studios are let on lease's excluded from the Landlord and Tenant Act producing an income of approx £65,000 per annum exclusive giving an initial yield of 4.65%

Scope to improve income.

Tenancy schedule available on application

See accompanying brochure for full details

Highlights

- Office development comprising 7 studios ranging in size
- Excellent natural light
- Wooden flooring
- Air conditioning
- Lift, WC's and showers located in the common parts
- Income producing

Property details

Price	£1,400,000
Building type	Office
VAT	VAT is applicable
Tenure	Virtual freehold
Deal type	Investment
Size	3,383 Sq ft

More information

[Visit microsite](#)

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Contact us

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