



AVAILABLE TO LET

## Office/Studio Units

2-8 Anton Street, London E8 2AD

**Description:**

The available accommodation comprises a range of office/studio units on the ground floor of this mixed-use building. All units have been recently refurbished and benefit from high ceilings, timber floors, great accessibility and allocated parking spaces. The units would ideally suit a wide range of office users.

**Location:**

The property is located on the north side of Anton Street, adjacent to Amhurst Road and Andre Street. The property benefits from numerous local amenities such as shops, restaurants and bars. The area is also well connected by transport links, with Hackney Downs train station being only a few minutes walk away as well as many other local bus routes.

<b>Rent</b>	£44,325 per annum
<b>Est. S/C</b>	£2.79 psf
<b>Est. rates payable</b>	£7.33 psf
<b>Planning class</b>	B1
<b>Size</b>	1,773 Sq ft
<b>VAT charges</b>	Applicable
<b>Lease details</b>	Offered on a new FRI lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.
<b>EPC category</b>	E
<b>EPC certificate</b>	Available on request

Marketed by: Tarn & Tarn

For more information please visit:

<http://example.org/m/44977-office-studio-units-2-8-anton-street>



Parking Space

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Kitchenette

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W/C Facilities

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GCH

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Timber Floors

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Entry Phone System

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LED Lights



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Data provided by Google

### Floors & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa
B	Ground Floor	854	£25.00	£2.79	£23,732.66
A/E	Ground Floor	1,773	£25.00	£2.79	£49,271.67
G	Ground Floor	704	£25.00	£2.79	£19,564.16

<b>Airports</b>	London City 6.0m, London Heathrow 17.8m, London Luton 25.9m
<b>National rail</b>	Hackney Downs 0.2m, Hackney Central 0.4m, Rectory Road 0.6m
<b>Tube</b>	Hackney Downs 0.2m, Hackney Central 0.4m, Rectory Road 0.6m
<b>Estimated rates</b>	£7.33 psf
<b>Estimated service charge</b>	£2.79 psf
<b>Viewings</b>	Strictly by appointment only
<b>Legal costs</b>	Each party is to bear their own costs
<b>VAT</b>	Applicable
<b>Planning class</b>	B1
<b>Lease summary</b>	Offered on a new FRI lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.
<b>EPC</b>	Available on request

Notes:

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☎ 020 7377 8989  
✉ info@tarn-tarn.co.uk

Tarn & Tarn  
 Arthur Nowicki  
☎ 020 7377 8989  
✉ arthur@tarn-tarn.co.uk

Tarn & Tarn  
 Michael Logue  
☎ 020 7377 8989  
✉ mlogue@tarn-tarn.co.uk

Tarn & Tarn  
David Raymond  
☎ 020 7377 8989  
✉ draymond@tarn-tarn.co.uk

Quote reference: RENT-42727

MISREPRESENTATION ACT – THESE DETAILS AND THE DESCRIPTION AND MEASUREMENTS HERIN DO NOT FORM ANY PART OF ANY CONTRACT AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.