

Reference: HAC02805

Unit 452 Andre Street, London, E8 2AA

Hackney, E8 2AA

☆ Flexible Lease Available

To Let

£2,670 pcm

1,800 sq ft

Flexible Use

 [Google Maps](#)



Unit 452 Andre Street, London, E8 2AA



£2,670 per month + VAT

£32,040 p/a · £18 per sq ft



Flexible Use

For multiple industries



1,800 sq ft internal

167 sq m



Reference

HAC02805



24/7 access



3-Phase Power Supply



Electric roller shutters



Self-contained site

WHAT'S NEARBY



Hackney Downs Station

3 min walk



City of London

24 min drive



[Google Maps](#)

Images Coming Soon

Location

Unit 452 Andre Street, London, E8 2AA

/// [tell.poker.crew](https://www.tell.pokercrew.com)

 [Google Maps](#)

WHAT'S NEARBY



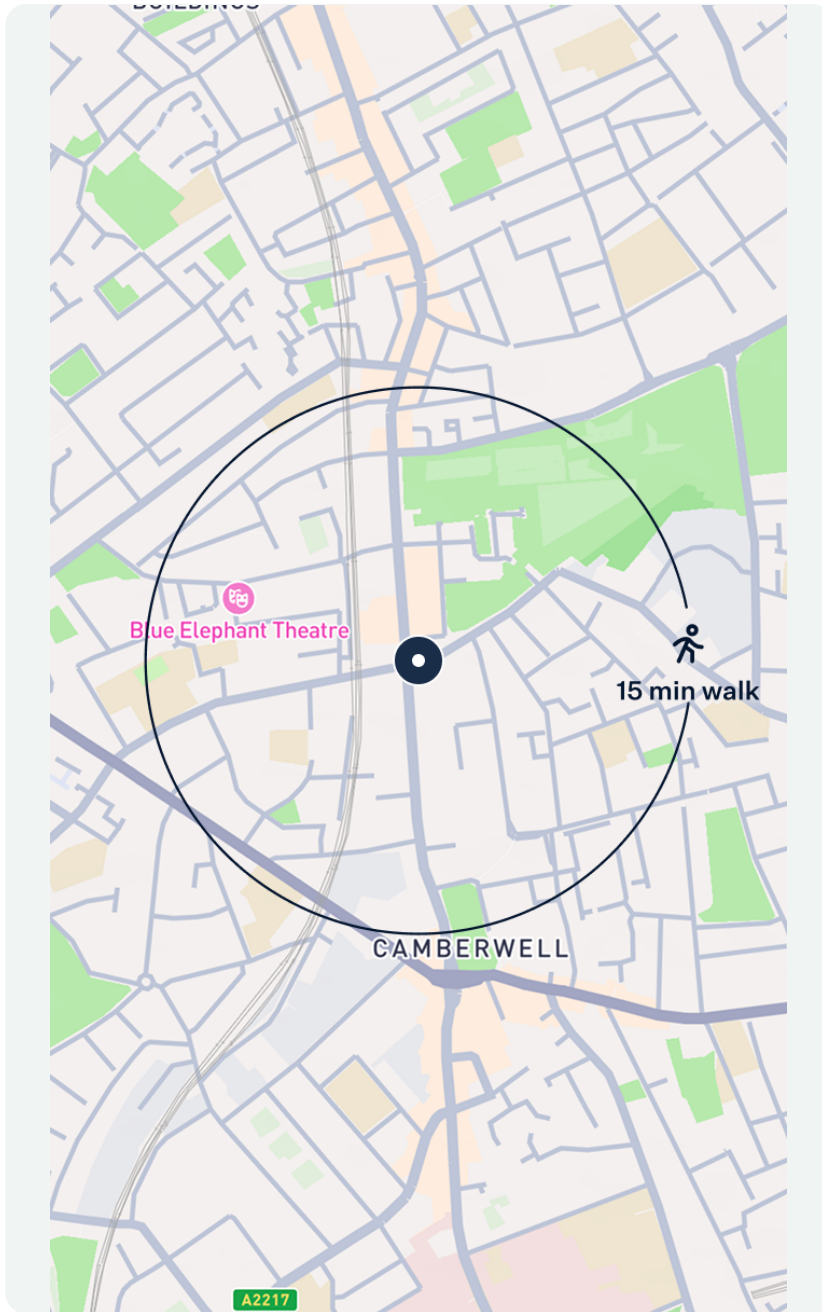
Hackney Downs Station

3 min walk



City of London

24 min drive



Unit 452 Andre Street, London, E8 2AA

Talk to us: [0333 554 4139](tel:03335544139)



Cost Breakdown

Costs Per Month

Rent	£2,670
Business Rates	£960
Insurance	£30
Service Charge	Call for details
Total	Call for details

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£32,040
Business Rates	£11,520
Insurance	£360
Service Charge	Call for details
Total	Call for details

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

