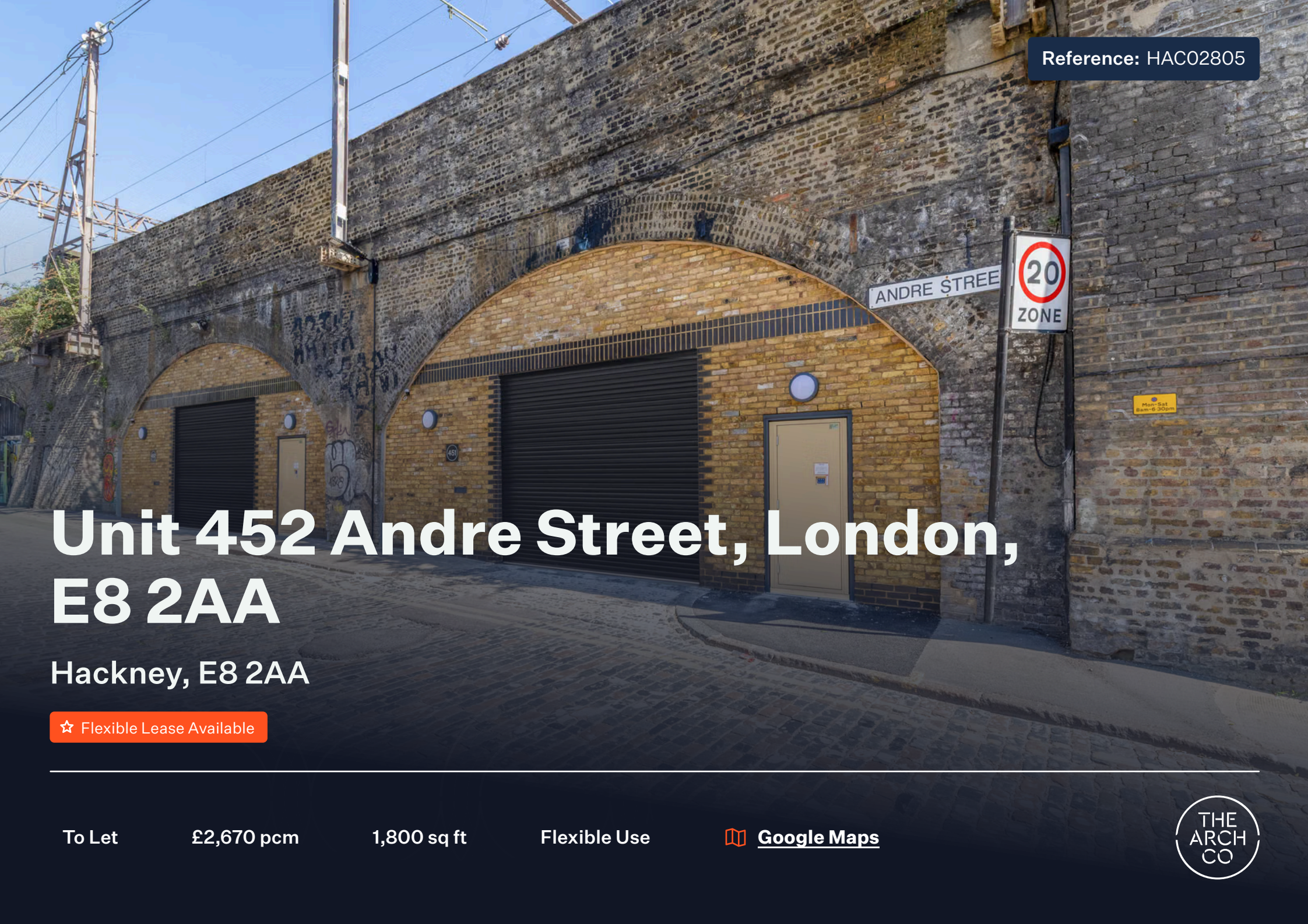


Reference: HAC02805

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

THE ARCH CO

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

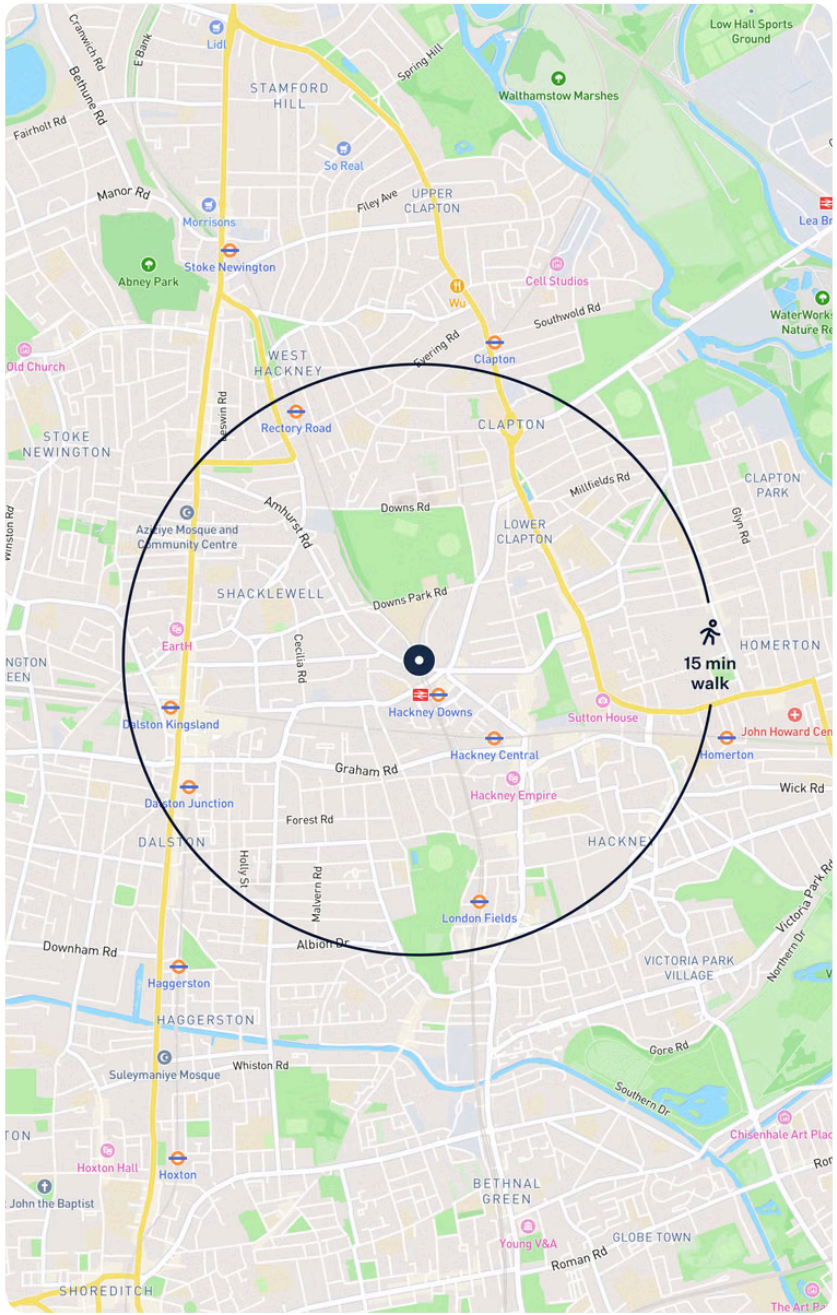
City of London
24 min drive

Google Maps









Location

Unit 452 Andre Street, London, E8 2AA

///tell.poker.crew Google Maps

WHAT'S NEARBY

Hackney Downs Station
3 min walk

City of London
24 min drive

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.

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

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.

THE ARCH CO