

A large, stylized letter 'C' composed of two concentric semi-circles. The inner semi-circle is a dark grey, and the outer semi-circle is a lighter grey. The space between them is white, creating a thick, hollow 'C' shape. The text is centered within the white space of the 'C'.

# **COACHWORKS**

**9 DESIGN STUDIOS IN HACKNEY DOWNS**



# COACHWORKS

## INTRODUCTION

Coachworks is a new mixed use development in Hackney Downs, with a collection of seven spacious design studios fronting Andre Street and nine luxury one, two and three bedroom flats, set behind.

There are four large design studios and three smaller studios for rent. Each has kitchen facilities, high ceilings and large windows.

All studios are fitted with the latest ethernet outlets and convenient plug sockets. They are available to rent individually or as pairs, by floor.

Coachworks is situated in between Hackney Downs Park and Hackney Downs Overground Station. It is within easy reach of Liverpool Street, Stoke Newington, Dalston, Islington and Stratford.





# LOCATION

## HACKNEY DOWNS & AROUND

Hackney Downs is situated in London's fashionable East End, almost equidistant from Stoke Newington, Dalston, London Fields and Hackney Central.

Hackney Downs is a vibrant area with a wealth of places to go and things to do. Three minutes walk from Coachworks is Hackney Downs Park, a forty acre green space featuring basketball and tennis courts, football pitches, a bowling green and a childrens play area.

Hackney Downs has a whole host of fantastic gastro

pubs, bars, cafés, restaurants and takeaways, (not to mention those in nearby Hackney Central, Stoke Newington and London Fields). Shopping is also good with a multitude of vintage shops and warehouses and some of London's best markets within easy reach.

Coachworks is a three minute walk to Hackney Downs Overground and also has excellent bus links.

For a more detailed description of the area please visit the Coachworks website.



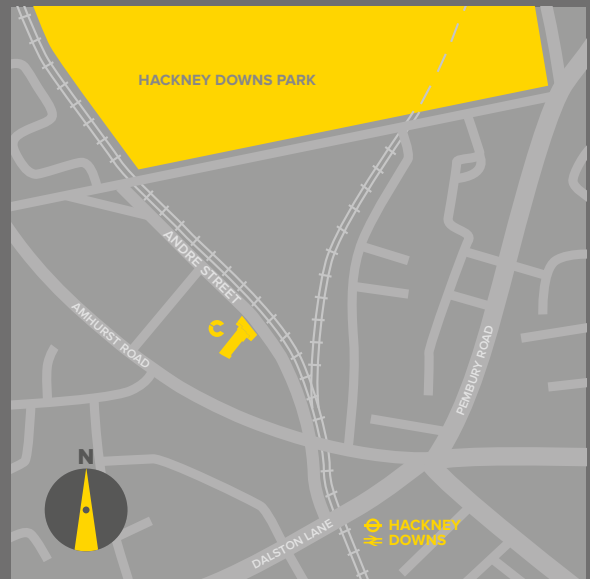
HACKNEY DOWNS PARK	3 MINS
HACKNEY DOWNS STATION	3 MINS
HACKNEY CENTRAL STATION	8 MINS
DALSTON JUNCTION	17 MINS
STOKE NEWINGTON	20 MINS



HACKNEY MARE STREET	5 MINS
DALSTON JUNCTION	5 MINS
LONDON FIELDS	6 MINS
STOKE NEWINGTON	7 MINS
LIVERPOOL STREET STATION	19 MINS



LONDON FIELDS	2 MINS
STOKE NEWINGTON	4 MINS
LIVERPOOL STREET	10 MINS
STRATFORD	19 MINS
KINGS CROSS/ST. PANCRAS	30 MINS
CANARY WHARF	41 MINS



## **SUMMARY**

A unique opportunity to purchase income producing purpose built commercial investment comprising 7 studio offices within an architecturally designed mixed use scheme. Perfect for local investors who are looking to capitalise on the potential reversionary rents.

## **TENURE**

Virtual freehold interest

## **VAT**

VAT is payable

## **PROPOSAL**

Offers in the region of £1.4m subject to contract and existing tenancies as per the following tenancy schedule.

## **VIEWINGS**

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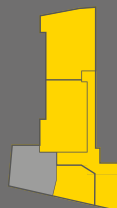
UNIT NO.	RENT (PER ANNUM EXCLUSIVE)	LEASE COMMENCEMENT	LEASE EXPIRY	BREAK OPTION
Studio 1	£4,860.00	01-Apr-18	31-Mar-20	12m
Studio 2	£13,200.00	01-Sep-17	31-Aug-22	24m
Studio 3	£9,552.00	01-Feb-18	31-Jan-20	9m
Studio 4	£15,600.00	26-Jul-17	25-Jul-19	12m
Studio 5	£6,720.00	01-Feb-18	31-Jan-20	9m
Studio 6	£15,000.00	Holding over		
Studio 7	Vacant			

# FLOOR PLANS

## GROUND FLOOR







## STUDIO 1

56.5m<sup>2</sup> / 608.2ft<sup>2</sup>

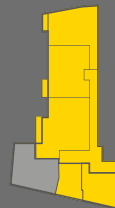
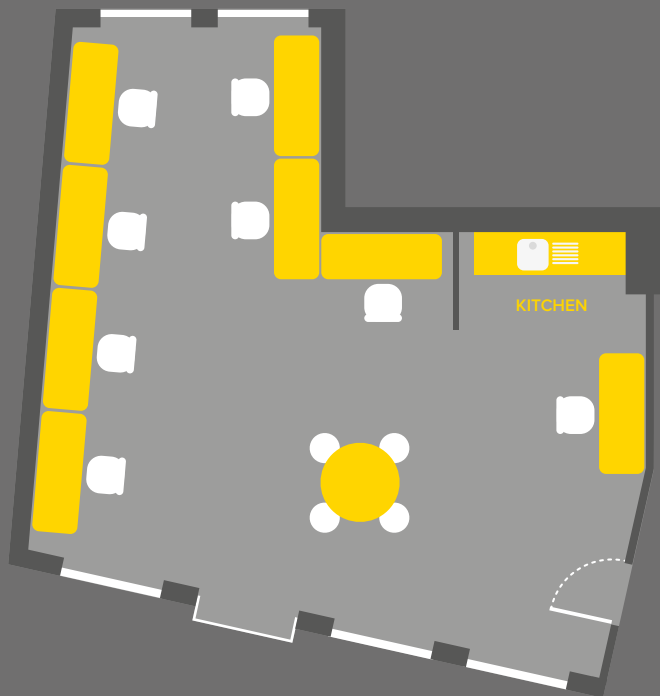
**Size** 8.0m x 8.5m

**Capacity** 9 - 11 People



# FLOOR PLANS

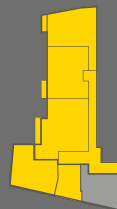
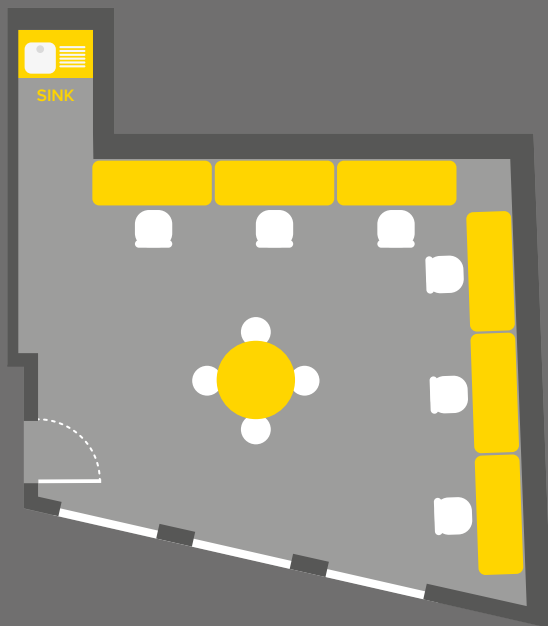
## FIRST FLOOR



### STUDIO 2

51m<sup>2</sup> / 549ft<sup>2</sup>

Size 8.5m x 7.5m  
Capacity 8 - 10 People  
Access Lift & Stairs



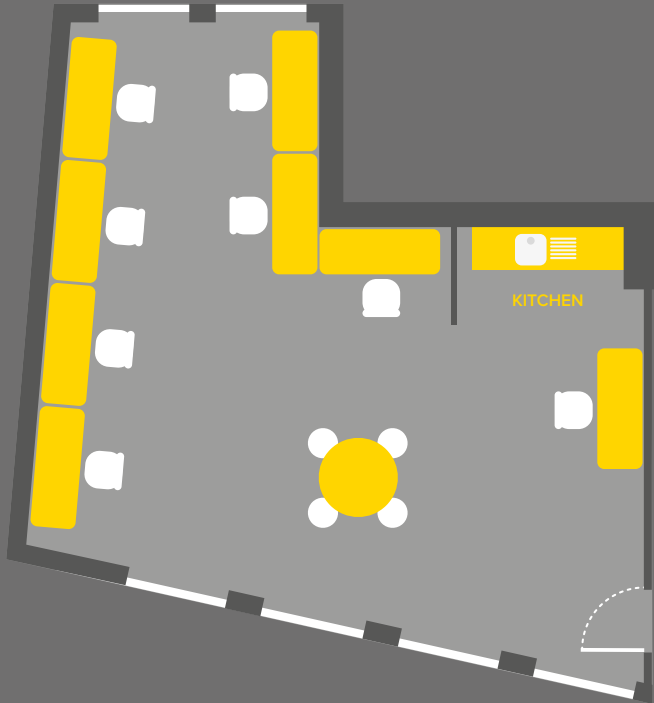
## STUDIO 3

37m<sup>2</sup> / 398.3ft<sup>2</sup>

Size	6.7m x 6.0m
Capacity	6 - 8 People
Access	Lift & Stairs

# FLOOR PLANS

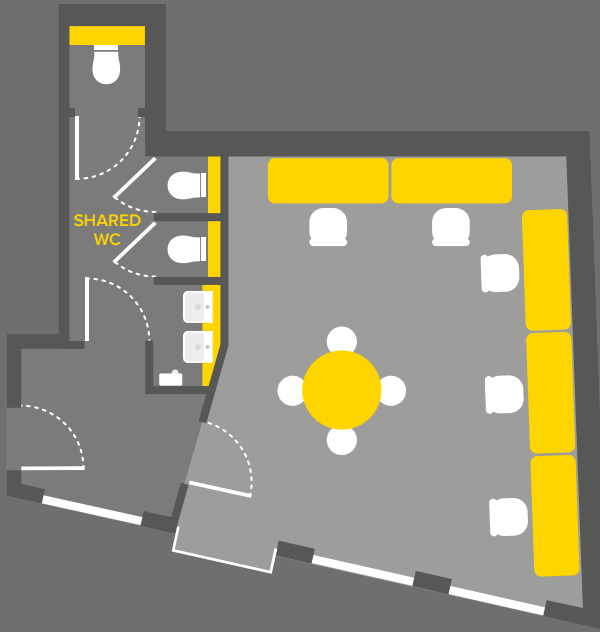
## SECOND FLOOR



### STUDIO 4

51m<sup>2</sup> / 549ft<sup>2</sup>

Size 8.5m x 7.5m  
Capacity 8 - 10 People  
Access Lift & Stairse



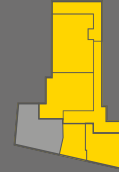
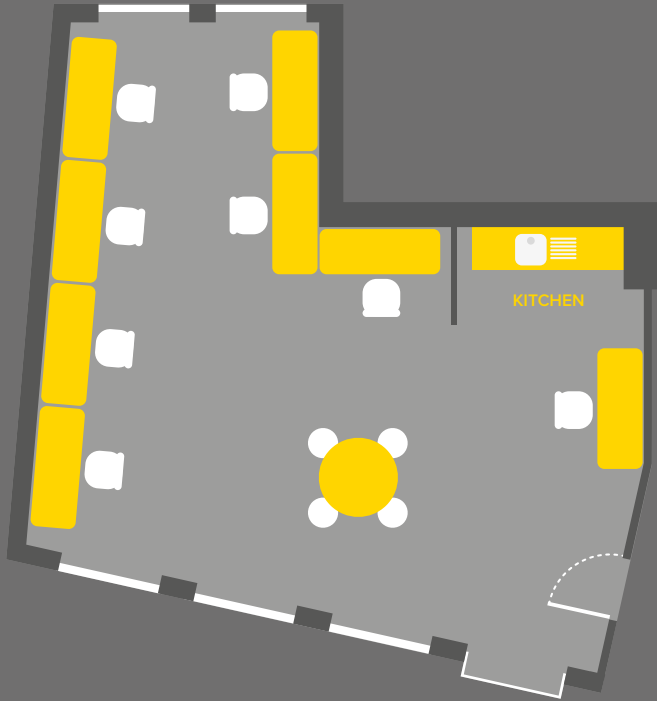
## STUDIO 5

26m<sup>2</sup> / 280ft<sup>2</sup>

Size	4.6 x 6.0m
Capacity	5 - 6 People
Access	Lift & Stairs

# FLOOR PLANS

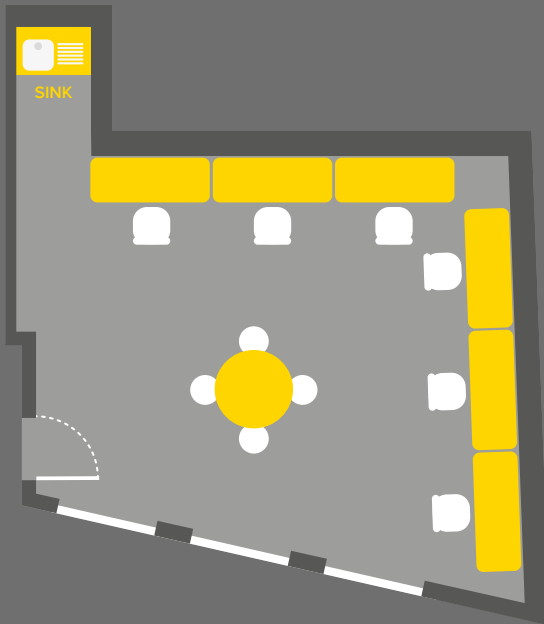
## THIRD FLOOR



### STUDIO 6

51m<sup>2</sup> / 549ft<sup>2</sup>

Size 8.5m x 7.5m  
Capacity 8 – 10 People  
Access Lift & Stairs



## STUDIO 7

37m<sup>2</sup> / 398.3ft<sup>2</sup>

Size	6.7m x 6.0m
Capacity	6 - 8 People
Access	Lift & Stairs

# COACHWORKS

**14 ANDRE STREET, HACKNEY DOWNS, LONDON E8 2AA**  
**[www.coachworksE8.com](http://www.coachworksE8.com)**

**FOR ALL ENQUIRIES CONCERNING COACHWORKS STUDIOS  
OR OFFICE SPACE TO RENT, PLEASE CONTACT SOLE AGENT:**

**STIRLING ACKROYD:**  
**T. +44 203 911 3666**  
**[commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)**



**COACHWORKS IS A  
DCP LONDON DEVELOPMENT**  
**DESIGN BY ATTFIELD**

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