



Bayford Street, London, E8

BUTLER & STAG



More than just a development, Smokehaus is a vibrant new destination that redefines what it means to live, work, and connect in East London. Offering 30,000 sq ft of high-spec, flexible space across retail, leisure, and office use, Smokehaus is a dynamic hub for community, creativity, and commerce.



- Brand New Development
- Great Location
- Floor To Ceiling Windows
- Conierge & CCTV
- Lift Access
- 24 Hour Access
- Showers And Facilities On Site
- Use Class -E

Set just moments from London Fields Park and the ever-popular Broadway Market, our retail units are primed for success. Surging footfall, a growing residential population, and untapped potential make Smokehaus a powerful platform for independent brands, bold concepts, and hospitality ventures ready to make a mark.

Our office spaces are delivered to CAT A standard—bright, open-plan layouts with modern communal kitchens and bathrooms. Perfect for creative studios, scaling startups, or established teams, these spaces are built to inspire productivity, collaboration, and growth.

Situated in London Fields, one of East London's most exciting and culturally rich neighbourhoods, Smokehaus is surrounded by renowned restaurants, local cafés, independent boutiques, and cultural hotspots. With London Fields Overground Station just a short walk away, you're minutes from The City, Shoreditch, and Central London.

Whether you're launching a standout retail concept, opening a neighbourhood café, or setting up your next HQ, Smokehaus gives you the space, the energy, and the audience to make it happen.

Enquire now to secure your place in one of East London's most exciting new destinations.

Business Rates

Parties are advised to make their own enquires with the local authority.

Lease terms

A new FRI full repairing lease for a term to be agreed.





IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



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