



**TO LET**

**290 Mare Street,  
London, E8 1HE**

**1,092 sq ft**

**Various modern office  
studio spaces in the  
heart of Hackney Central**



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## Description

A selection of various office / studio spaces in the heart of Hackney Central, the entrance lobby with passenger lift is accessed from Mare Street, with secondary access from Valette Street.

The floors offer partitioned, interior designed, studio / offices with each having good natural light either to the main high street frontage or Valette Street frontage.

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## Location

Situated on Mare Street directly opposite the Hackney Empire. Hackney Central and London Fields has long been a destination for creative businesses. Hackney Central Station is a two minute walk to the north and prominent local venues including the Hackney Picture House and Hackney Empire theatre, plus the shops and restaurants of Mare Street and Lower Clapton Road.

Broadway Market is another popular retail location within walking distance with a varied mix of culinary produce, locally crafted beers and roasted coffee, vintage clothing, design wares and much more. The local area is set for further development around the Hackney Fashion Hub with multi-storey retail outlets, a restaurants and a sky bar.

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## Key points

- First floor, unit 2 - 1092 sq ft
- Ground floor, unit 13 - 1,144 square feet
- Air-conditioning with individual temperature control
- Coded audio-visual entry system and passenger lift
- Good natural light plus pendant lighting
- Kitchenette and shower to each office
- Secure cycle storage and waste storage on ground floor





## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft Rent including S/C
Rates	£13 per sq ft
Service Charge	included in rent
VAT	To be confirmed
EPC	D (83)

## Viewing & Further Information



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# 290@MARE STREET

13 fantastic units in the heart  
of London's creative hub

290 Mare Street  
London, E8 1HE



# 290 @ MARE STREET

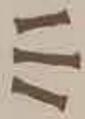
**290 @ MARE STREET IS A STRIKING BUILDING PROMINENTLY POSITIONED OPPOSITE THE HACKNEY EMPIRE THEATRE.**

**290 MARE STREET  
LONDON E8 1HE**



Dalston Junction

HAGGERSTON



LONDON FIELDS

HACKNEY DOWNS

MARET

HACKNEY

EMPIRE

BROADWAY MARKET

SHORE DITCH



Hackney Wick  
CLAPTON  
HOMERTON  
VICTORIA PARK



290 MARET STREET  
Part 1: 2-6  
Part 2: 7-12  
Part 3: 13-18  
Part 4: 19-24





## THE SPACE

### “A GREAT SPACE IN A FANTASTIC LOCATION”

The available space is arranged over the first and second floors with some amenity on the ground floor also. The entrance lobby with passenger lift is accessed from Mare Street, with secondary access from Valette Street.

The floors offer partitioned studio/offices which have been interior designed with each having good natural light either to the main high street frontage or Valette Street frontage. The ground floor studio with significant glazed frontage at Valette Street could be suitable as a coffee bar and meeting space (subject to planning).

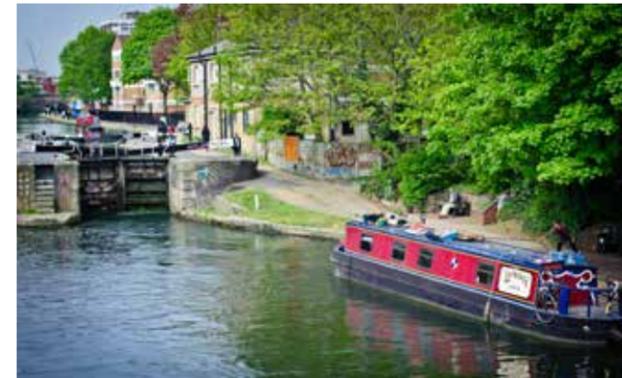
- Self-contained studio/offices
- Concrete framed building
- Passenger lift
- Good natural light
- Air-conditioning/heating to each office
- Pendant lighting
- Kitchenette in each office
- Cycle storage
- En-suite shower to each office
- Central Hackney location
- EPC Rating - D

**SYMPATHETICALLY  
DESIGNED INTERIOR WITH  
AN INDUSTRIAL AESTHETIC**





## HACKNEY CENTRAL



### HACKNEY CENTRAL & LONDON FIELDS IS A GROWING HUB FOR INDEPENDENT CREATIVE BUSINESS AND THE FASHION INDUSTRY.

Hackney Central & London Fields' has long been a destination for creative business and supports a growing retail and fashion outlet at Hackney Walk which includes Aquascutum, Anya Hindmarch, Pringle and Burberry to name but a few. Hackney Central station is a 2 minute walk to the north and prominent local venues include, the Hackney Picturehouse and Hackney Empire theatre.



Broadway Market is another popular retail location within walking distance with a varied mix of culinary produce, locally crafted beers and roasted coffee, vintage clothing, design wares and much more. The local area is set for further development around the Hackney Fashion Hub with multi-storey retail outlets, a restaurants and a sky bar.

# GREAT POSITION



## CENTRAL WITH GREAT TRANSPORT LINKS.

Our building is prominently positioned close to the junction with Morning Lane and the Narrow Way a short walk from Hackney Central station. The area is well served by transport links with London Fields station also in walking distance, trains to Liverpool Street (every 15 minutes).

Hackney Central provides connections to the Overground network (links to Stratford International and Euston station). There are also several bus routes, 38, 48 & 55 into The City and West End opposite the property and good road links to the A1, A10, A11, A12 & A13.

**FROM HACKNEY CENTRAL**  
 Stratford 13 minutes  
 Whitechapel 23 minutes  
 Canada Water 30 minutes  
 Clapham Junction 38 minutes

**FROM LONDON FIELDS STATION**  
 Bethnal Green 9 minutes  
 Liverpool Street 14 minutes  
 Embankment 36 minutes

**BY BUS**  
 Angel Routes 30, 38, 56 & 394  
 Victoria Route 33  
 London Bridge Route 48  
 Oxford Circus Route 55

# SPECIFICATIONS & PRICES

## MAIN ENTRANCE AND COMMON AREA

- Ground floor lobby: polished concrete finish
- Communal corridors and stairs: terrazzo flooring
- Secure cycle storage, and waste storage on ground floor

## SECURITY

- Coded, Audio-visual Entry system
- Double lock entry to each unit

## UNITS INTERNAL

- Power sockets stainless steel screw-less plaque
- Wall mounted heaters
- Air-conditioning with individual temperature control

## FINISHES

- Walls-grey matt
- Ceilings-concrete façade
- Skirting and architraves -white gloss

## BATHROOMS

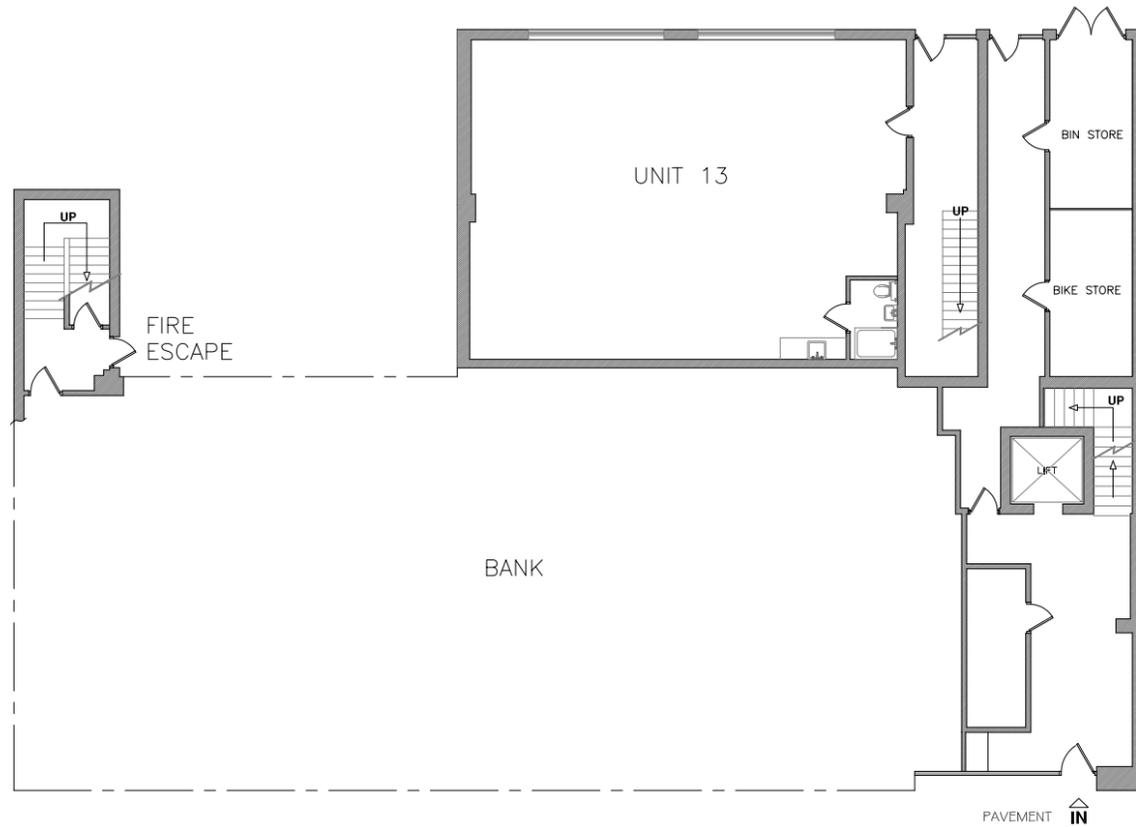
- Bathroom suites with chrome taps and mixers
- Shower enclosure to en suites with glazed screen
- suites with glazed screen

## INTERNAL DOORS

- White internal doors
- Polished stainless steel handles and door furniture

UNIT	GIA SQFT (AS THESE INCLUDE KITCHENS)	AVAILABILITY	FLOOR
1	518	AVAILABLE	1st
2	1,092	AVAILABLE	1st
3	785	AVAILABLE	1st
4	458	AVAILABLE	1st
5	373	LET	1st
6	650	LET	1st
7	664	LET	2nd
8	986	LET	2nd
9	497	LET	2nd
10	458	LET	2nd
11	288	LET	2nd
12	652	LET	2nd
13	1,144	AVAILABLE	Ground
Total sqft:		8,565	

# GROUND FLOOR

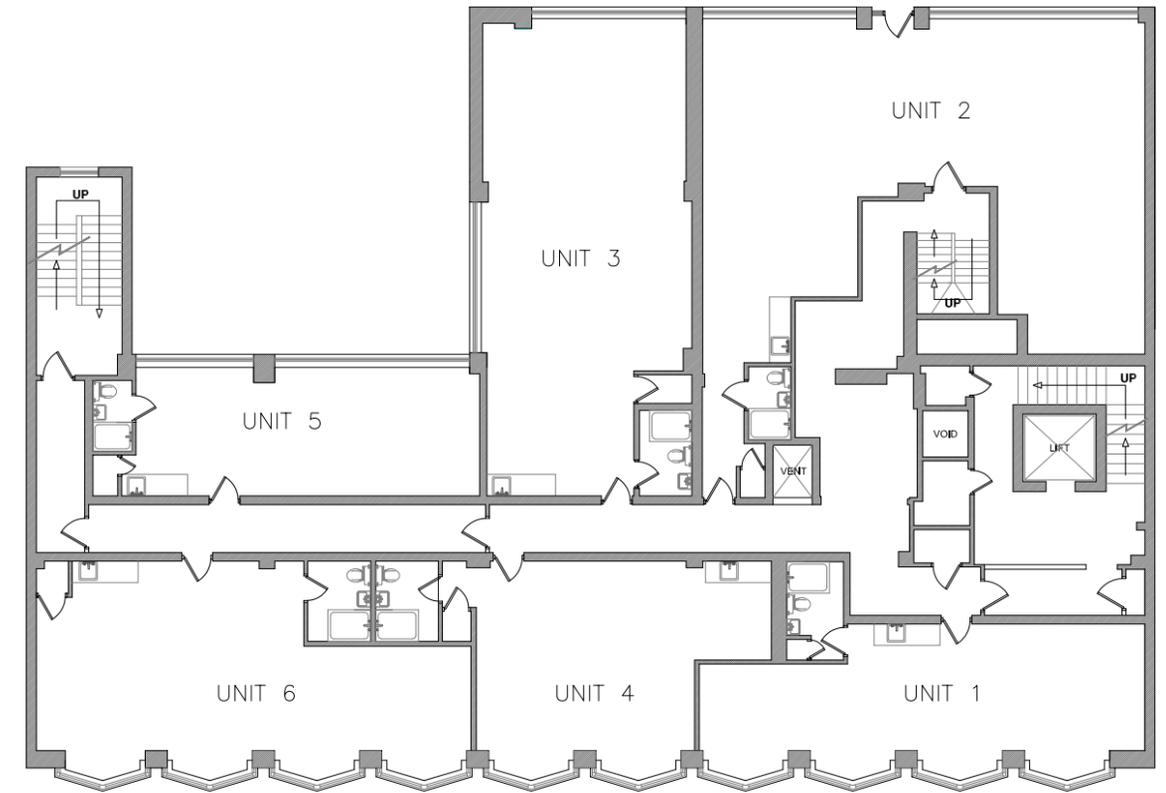


GROUND FLOOR

## UNIT 13

Total Area  
106.2 sqm (1,144 sqft)

# FIRST FLOOR



## UNIT 1

Total Area  
48.1 sqm (518 sqft)

## UNIT 3

Total Area  
72.9 sqm (785 sqft)

## UNIT 5

Total Area  
34.6 sqm (373 sqft)

## UNIT 2

Total Area  
101.5 sqm (1,092 sqft)

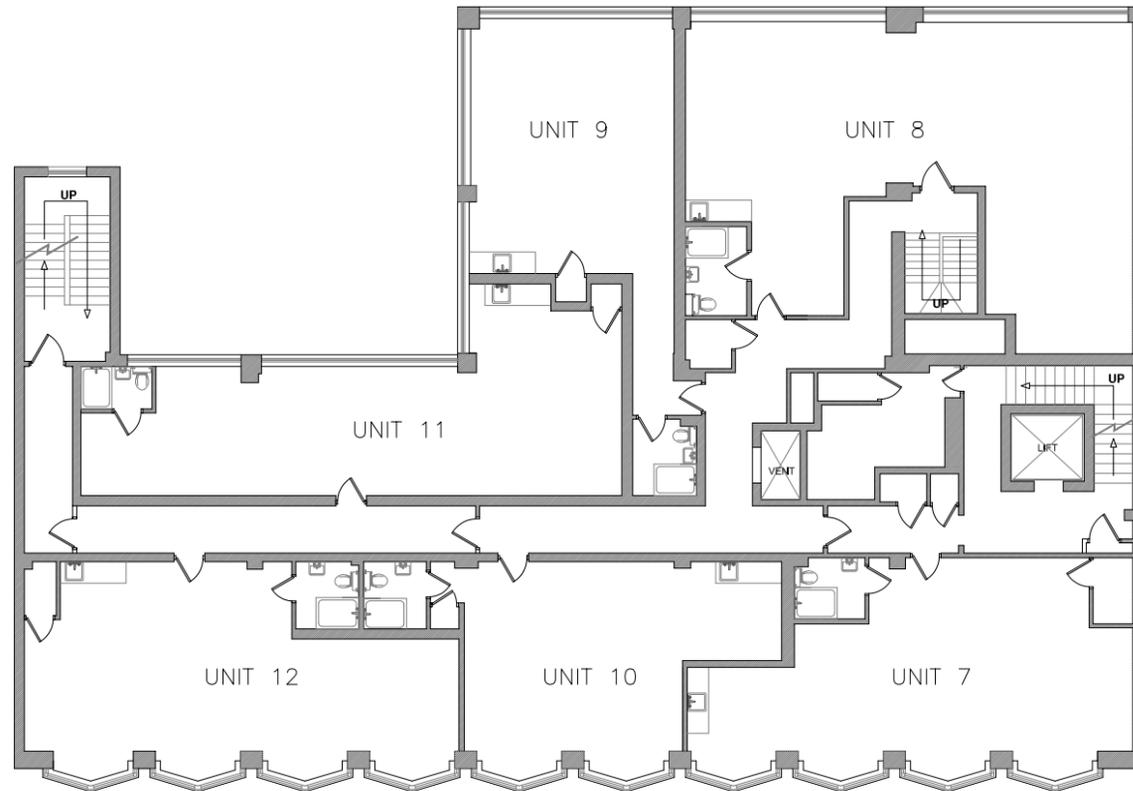
## UNIT 4

Total Area  
42.5 sqm (458 sqft)

## UNIT 6

Total Area  
60.3 sqm (650 sqft)

# SECOND FLOOR



## UNIT 7

Total Area  
61.6 sqm (664 sqft)

## UNIT 9

Total Area  
46.2 sqm (497 sqft)

## UNIT 11

Total Area  
26.7 sqm (288 sqft)

## UNIT 8

Total Area  
91.6 sqm (986 sqft)

## UNIT 10

Total Area  
42.5 sqm (458 sqft)

## UNIT 12

Total Area  
60.5 sqm (652 sqft)

# CREDENTIALS



## JOINT SOLE AGENT

Strettons is a firm of property advisors that offer a uniquely broad range of services, from commercial and residential agency, property management and auctions, to valuation and advisory. We operate throughout London and the home counties with more than 100 staff, and our auction department and property management business covers the whole of the UK.

Since 1931, the Strettons brand has been recognised for the quality of service offered by its staff. We have worked hard to retain the original ethos in the way we advise and relate to our clients and can draw upon diverse technical resources to ensure that we deliver the best results.

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## JOINT SOLE AGENT

Stirling Ackroyd is an independent, privately owned firm of chartered surveyors and estate agents, which has operated in the City and City Fringes since 1986. Initially formed in Shoreditch as a commercial practice, we are now predominantly a residential agency although we still deal with all aspects of commercial property in our local areas.

We have strong exposure throughout the City Fringes and were the first agents to set up branches in Shoreditch, Clerkenwell and Bankside. Our head office is positioned in the heart of Shoreditch and having been the pioneering agent in this area since 1986, we have an extremely strong presence in both the sale and letting of new and second-hand stock.

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Design: [energydesignstudio.com](http://energydesignstudio.com)



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