



Studio 18 Arthaus

203 Richmond Road, London Fields, Hackney, E8 3NJ

2nd floor office To Let, London Fields, Hackney.

375 sq ft

(34.84 sq m)

- Concierge, CCTV and 24hr security
- Meeting Room and Conference Facilities
- Kitchen facilities, breakout areas and on site cafe restaurant
- Bike Racks
- WC and shower rooms
- Lift

Studio 18 Arthaus, 203 Richmond Road, London Fields, Hackney, E8 3NJ

Summary

Available Size	375 sq ft
Rent	£11,000 per annum
Rates Payable	£4,840.30 per annum Small Business Relief Scheme Applicable
Rateable Value	£9,700
Service Charge	£2,136.48 per annum No VAT on service charge
VAT	Applicable
EPC Rating	E (111)

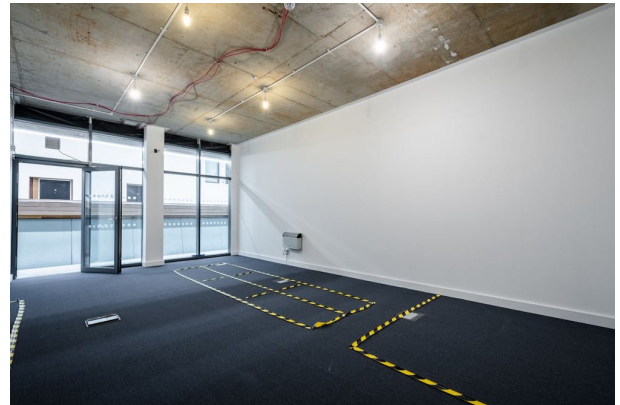
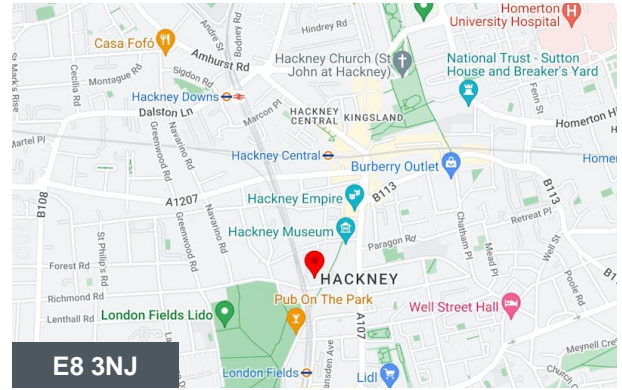
Description

Arthaus is a stylish redevelopment of a period warehouse building with a superb location on Richmond Road in the popular and fashionable London Fields neighbourhood of Hackney. Now home to a mix of tenants in the creative media and tech industries, the building itself houses three restaurants on the doorstep and a wide variety of cafes, bars, restaurants, shops and other amenities can be found close by.

Arranged around a stunning atrium with 24-hour concierge there are a range of private office studios available. Units feature full-height double glazing with exposed concrete ceilings and benefit from raised access flooring, cat 6 cabling and pendant lighting. Additionally, all tenants have access to the kitchen, break-out areas, WCs and shower facilities plus meeting rooms, locker rooms, cycle storage. Secure underground parking spaces may be available by separate negotiation.

Accommodation

Name	sq ft	Rent	Service charge	Availability
2nd - Studio 18	375	£11,000 /annum	£2,136.48 /annum	Available
Total	375			

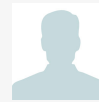


Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Andrew Browne (Inactive)

020 7613 4044
andrew@fyfemcdade.com



Quba Medford

020 7613 4044 | 07912883110
quba@fyfemcdade.com