

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

East Central – 020 7613 4044 West Central – 020 7837 2022

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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



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