

Arthaus

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

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

237 to 801 sq ft
(22.02 to 74.42 sq m)

- Studios of various sizes are available.
- 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

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

Summary

Available Size	237 to 801 sq ft
Rent	£7,702.50 - £30,037.50 per annum
Business Rates	N/A
Service Charge	£14.58 per sq ft No VAT on service charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

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.

Location

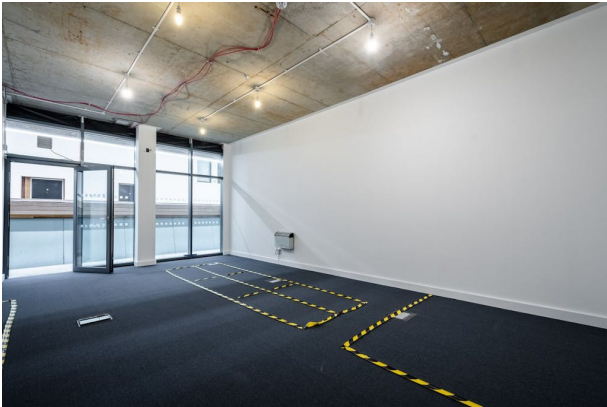
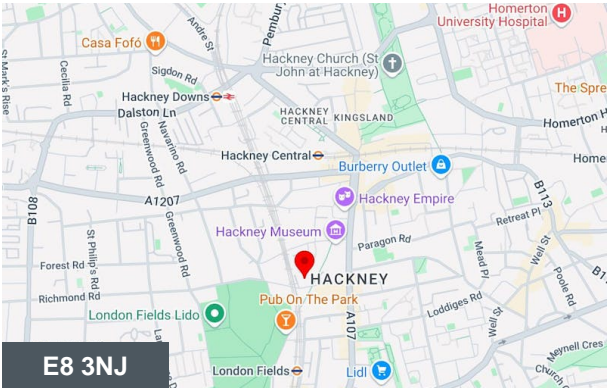
Arthaus is a stylish redevelopment of a period warehouse building with a superb location on Richmond Road in the popular and fashionable London Fields neighbourhood of Hackney. Now home to a mix of tenants in the creative media and tech industries, the building itself houses three restaurants on the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

Accommodation

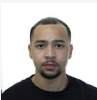
Name	sq ft	Rent	Service charge	Availability
Ground - Studio 1	237	£8,887.50 /annum	£14.58 /sq ft	Available
Ground - Studio 2	398	£14,925 /annum	£14.58 /sq ft	Available
Ground - Studio 3	401	£15,037.50 /annum	£14.58 /sq ft	Available
Ground - Studio 5	246	£9,225 /annum	£14.58 /sq ft	Available
Ground - Studio 6	312	£11,700 /annum	£14.58 /sq ft	Available
Ground - Studio 7	452	£16,950 /annum	£14.58 /sq ft	Available
Ground - Studio 8+9	801	£30,037.50 /annum	£14.58 /sq ft	Available
1st - Studio 10	291	£9,457.50 /annum	£14.58 /sq ft	Available
1st - Studio 11	505	£16,412.50 /annum	£14.58 /sq ft	Available
1st - Studio 12	344	£11,180 /annum	£14.58 /sq ft	Available
2nd - Studio 17	506	£16,445 /annum	£14.58 /sq ft	Available
2nd - Studio 18	344	£11,180 /annum	£14.58 /sq ft	Available
2nd - Studio 19	237	£7,702.50 /annum	£14.58 /sq ft	Available
Total	5,074			

Promo Message

Studios of various sizes are available. Please contact our office for more information.



Viewing & Further Information



Quba Medford
020 7613 4044 | 07912883110
quba@fyfemcdade.com



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

