



## Studio 11a Monohaus

143 Mare Street, London Fields, Hackney, E8 3RH

### Available Serviced Office To Let in the heart of London Fields.

**127 sq ft**  
(11.80 sq m)

- All Inclusive - Cost
- Flexible Lease Terms
- Concierge, CCTV and 24hr security
- Meeting Room and Conference Facilities
- Kitchen facilities, breakout areas and on site cafe restaurant
- WC and shower rooms

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## Summary

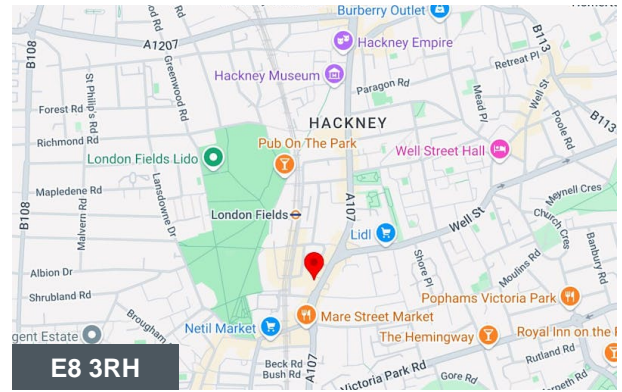
<b>Available Size</b>	127 sq ft
<b>Rent</b>	£8,100 per annum All Inclusive
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Serviced Office – subject to legal review

## Description

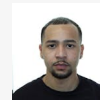
This unit is situated in Monohaus which is home to a mix of creative tenants, a cafe, a restaurant and a gym. Arranged around an attractive atrium with 24 hour concierge there are a range of private office studios available. Units feature full height double glazing with exposed concrete ceilings and benefit from raised access flooring, cat 6 cabling and pendant lighting. Additionally, all tenants have access to kitchen with lockers, break out areas, WCs and shower facilities plus meeting room, locker rooms, cycle storage.

## Location

Located in the fashionable London Fields neighbourhood of Hackney, an area of ongoing regeneration which continues to attract an increasing number of creative professionals to live and work here. The building has entrances on Mare Street and Sidworth Street, just off Mentmore Terrace. The green open space of London Fields Park is on the doorstep and it is a short walk to the social hotspots of Broadway Market and the broad range of amenities of Mare Street.



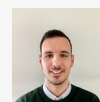
## Viewing & Further Information



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