

## Studio 12 Monohaus

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

**575 Sq ft Office space in the heart of London Fields.**

**575 sq ft**

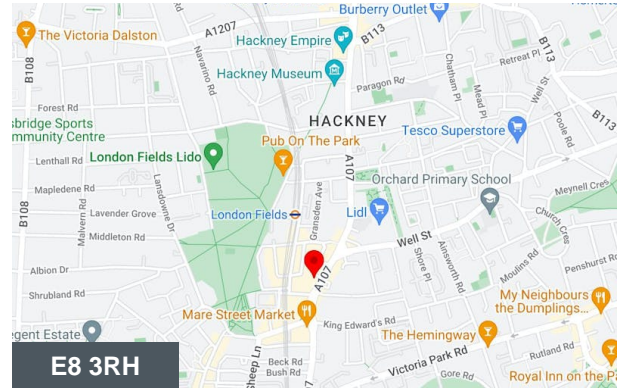
(53.42 sq m)

- 575 Sqft
- Flexible Lease Terms
- 24 Hour Concierge
- Great Transport Links

# Studio 12 Monohaus, 143 Mare Street, London Fields, Hackney, E8 3RH

## Summary

<b>Available Size</b>	575 sq ft
<b>Rent</b>	£17,500.00 per annum
<b>Rates Payable</b>	£4,790.40 per annum
<b>Rateable Value</b>	£9,600
<b>Service Charge</b>	£7,187.50 per annum
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days



## 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.

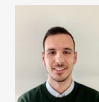
## Location

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.]

## Accommodation

Name	Size	Rent	Rent (sq ft)	Rates Payable	Service charge	Service Charge (sq ft)	Total month	Total year
Lower Ground - Studio 12	-	£17,500 /annum	£30.43	On Application	£7,187.50 /annum	£12.50	£2,057.29	£24,687.50
<b>Total</b>			<b>£30.43</b>			<b>£12.50</b>	<b>£2,057.29</b>	<b>£24,687.50</b>

## Viewing & Further Information



**George Sarantis**

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

# Energy performance certificate (EPC)

UNIT 12 MONOHAUS  
143 Mare Street  
LONDON  
E8 3FW

Energy rating

**B**

Valid until: **8 January 2028**

Certificate number: **0152-0438-2899-5709-3106**

Property type

B1 Offices and Workshop businesses

Total floor area

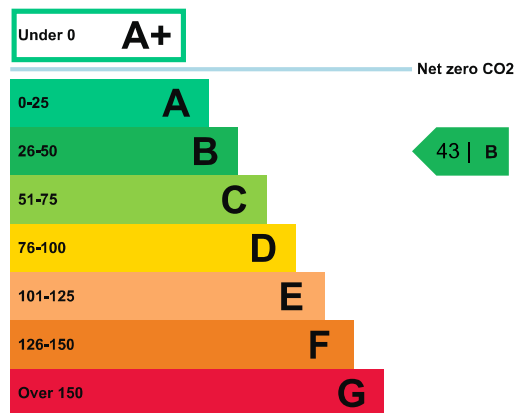
51 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

34 | B

If typical of the existing stock

98 | D

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Heating and Mechanical Ventilation

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Assessment level

4

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

23.5

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Primary energy use (kWh/m<sup>2</sup> per year)

139

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0090-5983-0498-2172-4150\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Shelley Davis
Telephone	07973 429 564
Email	<a href="mailto:shelley.davis@sustbydesign.com">shelley.davis@sustbydesign.com</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA127839
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	Sustainability By Design Ltd
Employer address	<a href="http://www.sustbydesign.com">www.sustbydesign.com</a>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 January 2018
Date of certificate	9 January 2018

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