# To Let



**5 Mentmore Terrace** 5 Mentmore Terrace, London, E8 3PN

700 sq ft of Class E space on the lower ground floor of a unique late Victorian warehouse

## 700 sq ft

(65.03 sq m)

- Newly refurbished
- Characterful skylight
- Part furnished
- Self-contained with kitchen & WC
- Prominent location opposite London Fields station

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

### 5 Mentmore Terrace, London, E8 3PN

#### Summary

Available Size	700 sq ft
Rent	£25,000.00 per annum
Business Rates	Small Business Relief Scheme
Service Charge	£2,225 per annum
VAT	Applicable
EPC Rating	Upon enquiry

#### Description

This 700 sq ft Class E commercial space on the lower ground floor of a unique late Victorian warehouse is directly opposite London Fields station. This handsome brick building has been sympathetically refurbished to a very high standard by Use Architects to provide a mix of commercial and residential units. The space features a large skylight to create a bright working environment.

#### Location

The warehouse is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces and numerous amenities. The location is popular with artisans and entrepreneurs as well as being a leisure and entertainment destination.

London Fields station offers fast journeys to the City (9 minutes) which is also just a 20 minute cycle ride away.

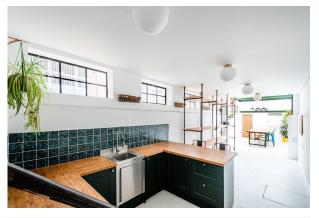
#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability	
Lower Ground	700	65.03	£25,000 /annum	Let	
Total	700	65.03			





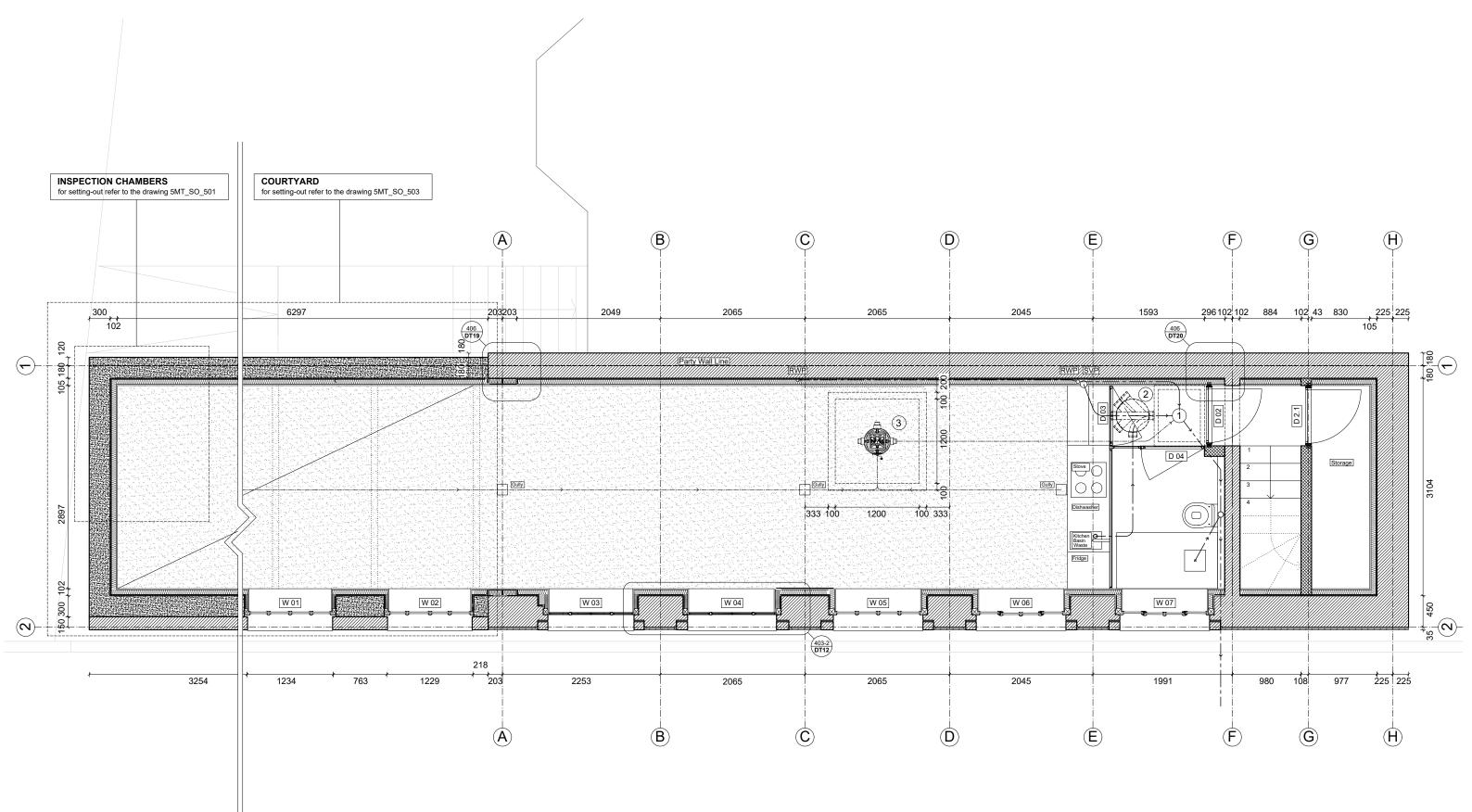


#### Viewing & Further Information



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				01 - CPM House Inspection Chamber 750 x 600 mm 02 - Plastic inspection chamber	<u>v</u> ee	Arch 376 10 Helmsley Place	T+61 020 8986 8111 F+61 020 8986 8555	Scale 1/50 @ A3	Project 5 N	Terrace	
				03 - Delta Sump Pump in 150 mm concrete encasement	ARCHITECTURE	London E8 358	www.usearchitects.com	all dimensions to be verified on site	N	Date	15/04/2021
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