



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

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Summary

Available Size	700 sq ft
Rent	£25,000 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

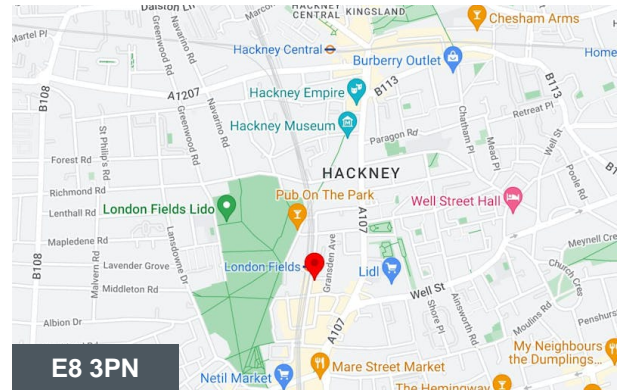
The warehouse is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces 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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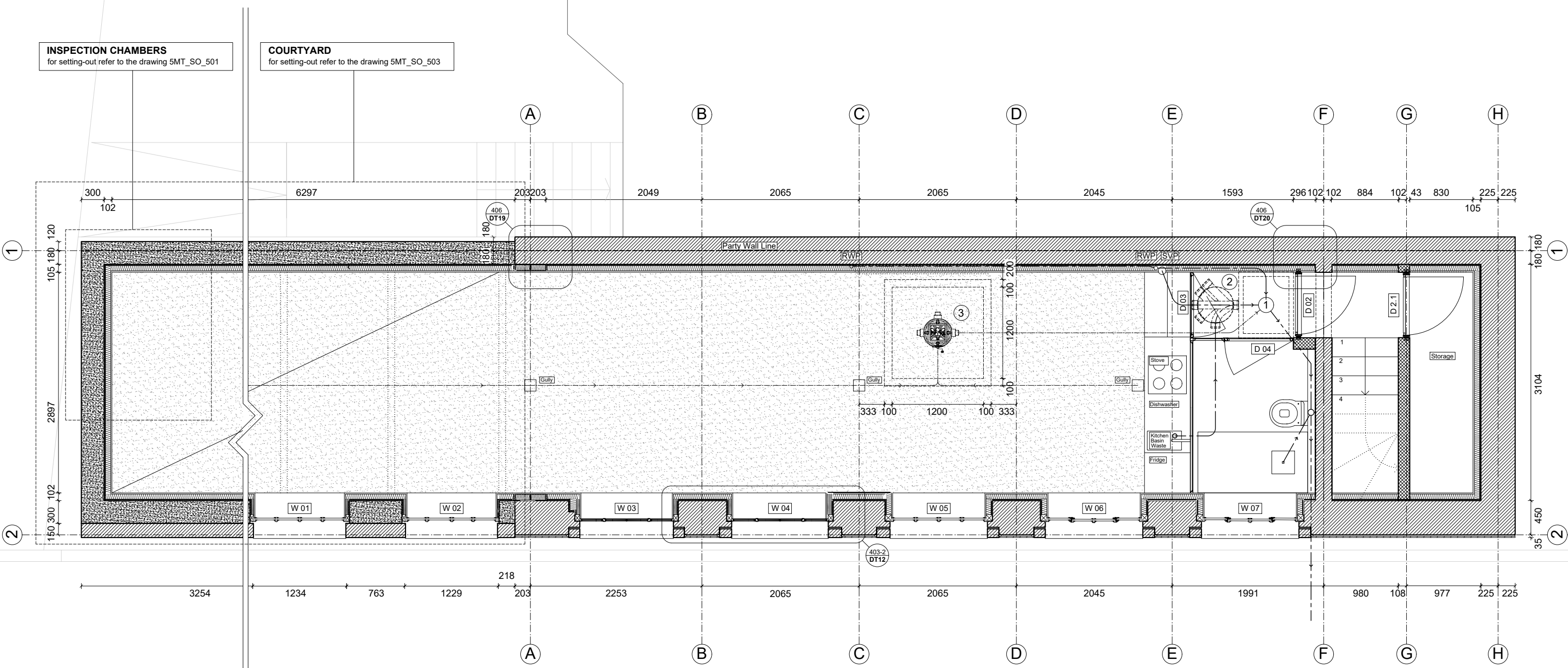


Quba Medford

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INSPECTION CHAMBERS
for setting-out refer to the drawing 5MT_SO_501

COURTYARD
for setting-out refer to the drawing 5MT_SO_503



- 01 - CPM House Inspection Chamber 750 x 600 mm
- 02 - Plastic inspection chamber
- 03 - Delta Sump Pump in 150 mm concrete encasement
- SVP - Soil Vent Pipe
- RWP - Rain Water Pipe



	Arch 375 20 Haverley Place London E9 5BB	Tel: 020 8996 8111 Fax: 020 8996 8202 www.wse-architects.com	Scale 1/50 @ A3 Do not scale the drawing All dimensions to be verified on site	Project 5 Mentmore Terrace
	DWG Title Proposed Mezzanine Plan		DWG Size	Date 15/04/2021 DWG No. 5MT_GA_011 Revision B