



## 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

# 5 Mentmore Terrace, London, E8 3PN

## 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

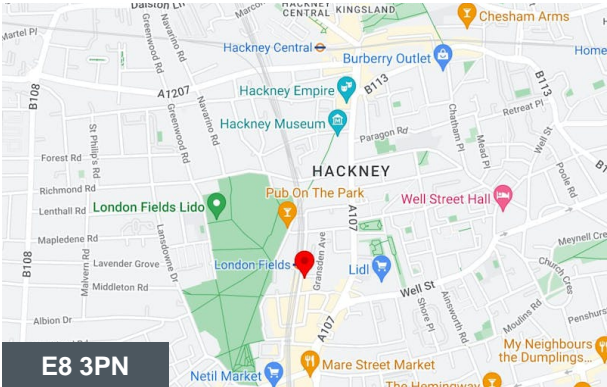
The warehouse is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces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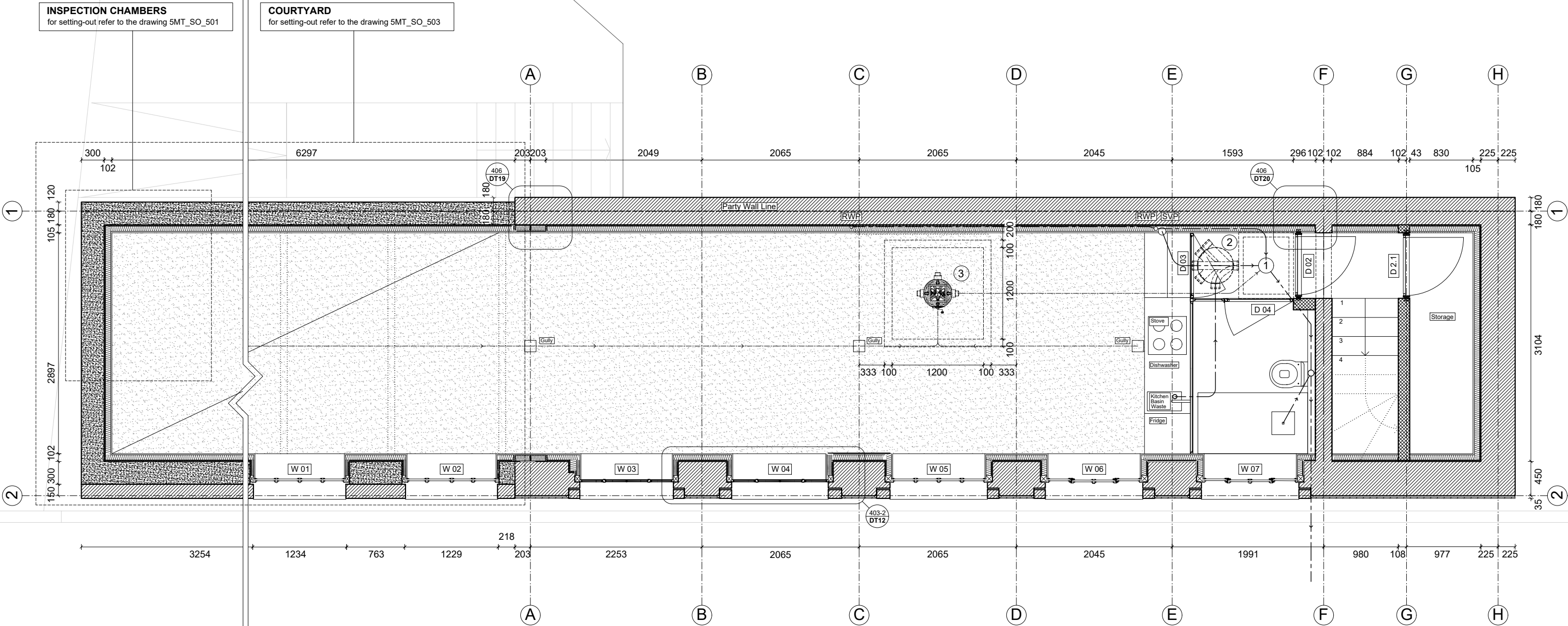


**Quba Medford**



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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 10 Highbury Place London E5 8BB	T: +44 (0)20 8886 8111 F: +44 (0)20 8886 8202 www.leserarchitects.com	Scale 1/50 @ A3  do not scale the drawing all dimensions to be verified on site	Project 5 Mentmore Terrace	
				Date 15/04/2021	DWG No. 5MT_GA_011
				Revision B	
DWG Title Proposed Mezzanine Plan			DWG Size	Notes	