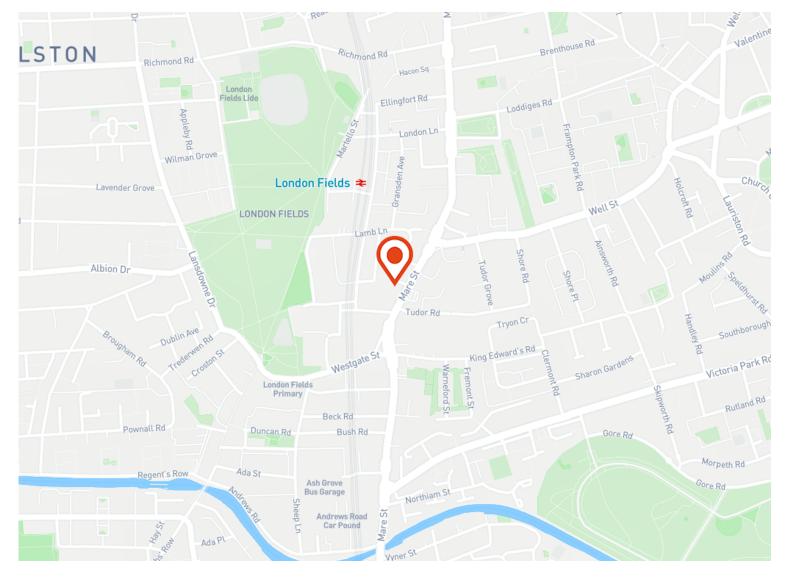


London Fields

Monohaus 143 Mare Street E8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>



#### Location

Monohaus is located in a prominent position on Mare Street but can also be accessed from Sidworth Street to the West and Helmsey Street to the North of the development. This location benefits from excellent transport links with London Fields mainline station within two hundred meters, providing regular trains to Liverpool Street with a journey time of 10 minutes. Hackney Central Overground Station is also within walking distance which provides easy access to London Underground Stations. Highbury & Islington is 7 minutes by train to the west of Hackney Central and Stratford is 13 minutes to the East.

London Fields

Monohaus 143 Mare Street E8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>



London Fields

Monohaus 143 Mare Street E8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>



London Fields

Monohaus 143 Mare Street E8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>













#### London Fields

Monohaus 143 Mare Street F8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>

#### **Amenities**

- **-** Warehouse style units
- Mixed-use community
- **–** Great ceiling heights
- **–** Bike storage
- WCs and showers
- Great natural light

#### **Description**

Modern mixed use development with restaurants, a coffee shop and a large gym. The office space is fitted to a high specification including raised floors with Cat 6 cabling, fibre optic infrastructure, concierge, CCTV, WCs, kitchen facilities, shower facilities and breakout space.

There are two expansive atriums at the centre of the development allowing day light to pour through to the lower ground level units. The space does not only provide a high standard of design and quality for modern innovative companies, but it also offers a unique working environment in one of the most thrilling up and coming locations in London.

London Fields

Monohaus 143 Mare Street E8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>

#### Content

View on Website



London Fields

Monohaus 143 Mare Street E8 3RH

A warehouse style unit within this fantastic mixed-use development

For Rent 280 ft<sup>2</sup>

### Floor Areas & Outgoings

The accommodation comprises the following areas:

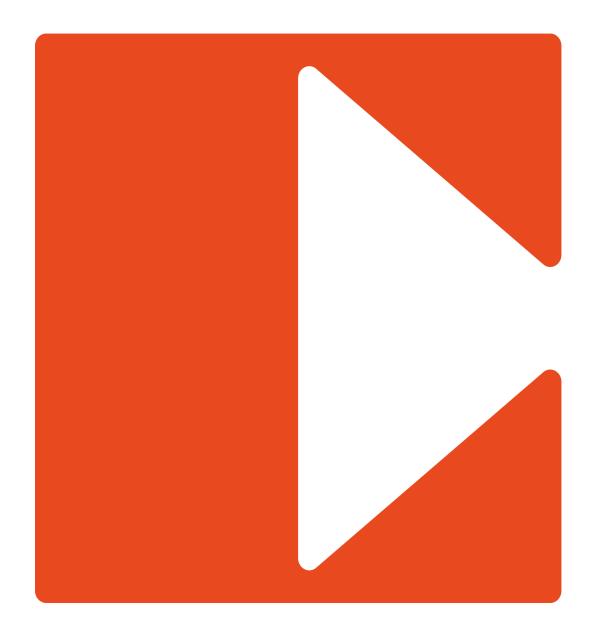
Name	sq ft	Rent	Service Charge	Total month	Total year	Availability
Unit - Glassbox	280	£24,000 per annum	£5 /sq ft	£2,116.67	£25,400	Available

#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Joshua Miller
im@compton.london
07917 725 365

Samantha-Jo Roberts sr@compton.london 07704343032



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 02/04/2024