



Basement

217 Mare Street, London Fields, Hackney, E8 3QE

**1,863 sq. ft. Basement Floor
in Mare Street, Hackney E8.**

1,863 sq ft
(173.08 sq m)

- Electric 3-Phase
- Flexible Terms
- 1,863 sq.ft.
- Available Now
- Ideal for Storage Use
- London Fields Area
- Great Transport Links

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Summary

Available Size	1,863 sq ft
Rent	£18,000.00 per annum
Rates Payable	£7,360.25 per annum
Rateable Value	£14,750
Service Charge	Building Insurance £1,200 per annum
VAT	To be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A spacious Class E unit occupies the basement floor of a warehouse in London Fields, Hackney. The unit has a ceiling height of over 3 meters and, its open-plan layout could suit a variety of uses. The space benefits from two separate toilets.

The history of this landmark corner property reflects the changes in London Fields from a manufacturing centre to a creative hub. Pre-WWI it was home to a furniture maker and then an aircraft company before becoming a wholesale fashion outlet. Today it is an ideal location for creatives in an area with the greatest concentration of co-working spaces and start-ups in the capital.

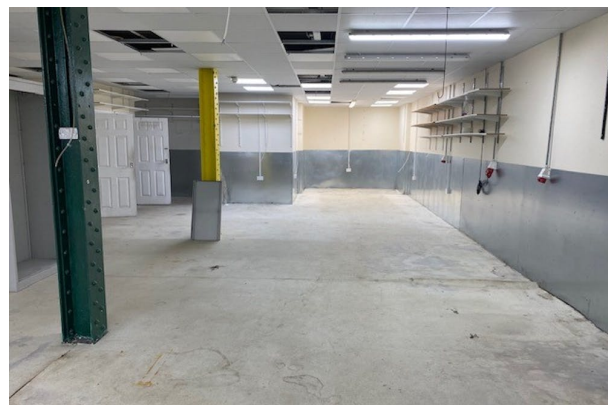
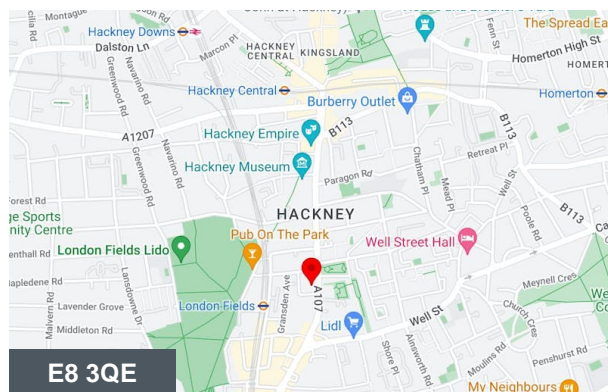
Location

The building sits on the corner of Mare Street and a quiet side street, just a 3-minute walk from London Fields overground station and park and a 10-minute walk from the shops, amenities, and station at Hackney Central.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Basement	1,863	173.08	£18,000 /annum	Available
Total	1,863	173.08		



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com