



Unit 5

Mentmore Terrace, London, E8 3PN

Lower Ground Class E Space 700 Sq. Ft. *For Sale* in London Fields.

700 sq ft
(65.03 sq m)

- Long Leasehold
- 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
Price	£450,000.00
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
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

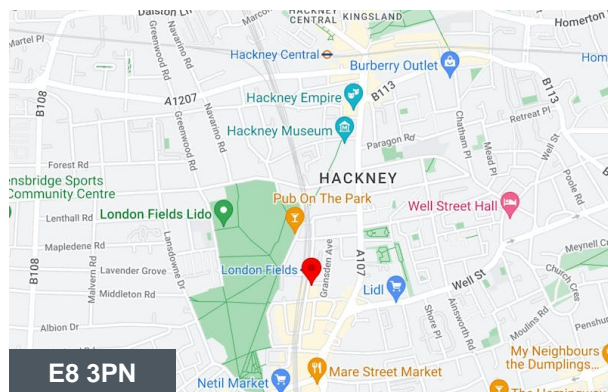
The warehouse is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces 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	Price	Availability
Lower Ground	700	65.03	£450,000 /annum	Available
Total	700	65.03		



Viewing & Further Information



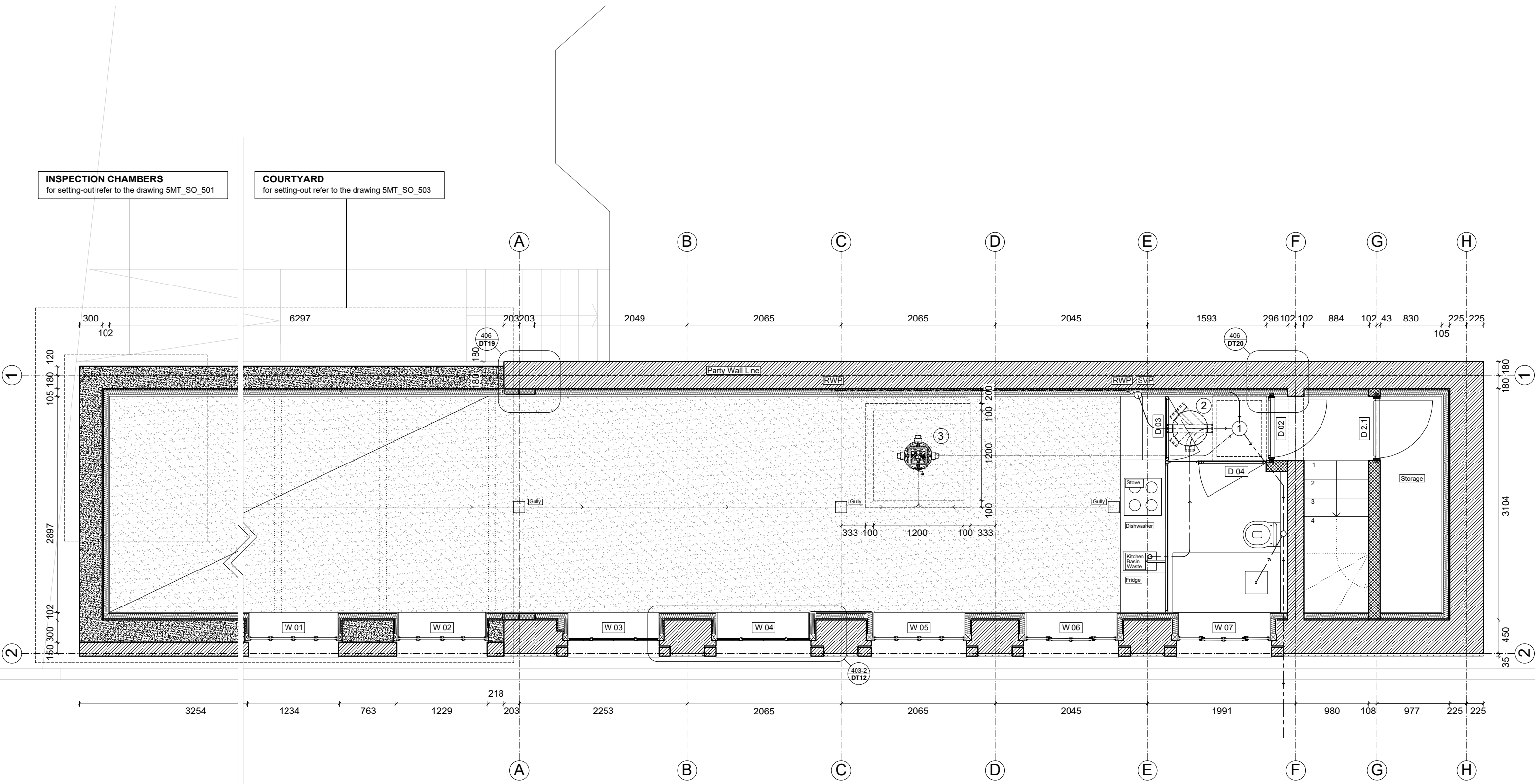
George Sarantis

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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 Highbury Place London E5 8SB	T +44 (0)20 8996 8111 F +44 (0)20 8996 8200 www.usaar-architects.com	Scale 1/50 @ A3 <small>do not scale the drawing all dimensions to be verified on site</small>	Project 5 Mentmore Terrace
	DWG Title Proposed Mezzanine Plan		DWG Size	Date 15/04/2021
			DWG No. 5MT_GA_011	Revision B