



## 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

# Unit 5, Mentmore Terrace, London, E8 3PN

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 700 sq ft                          |
| <b>Price</b>          | £450,000                           |
| <b>Business Rates</b> | N/A                                |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | 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

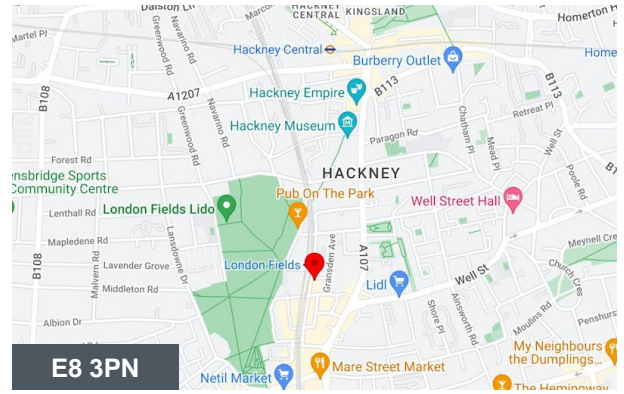
The warehouse is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces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



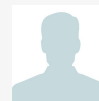
## Viewing & Further Information



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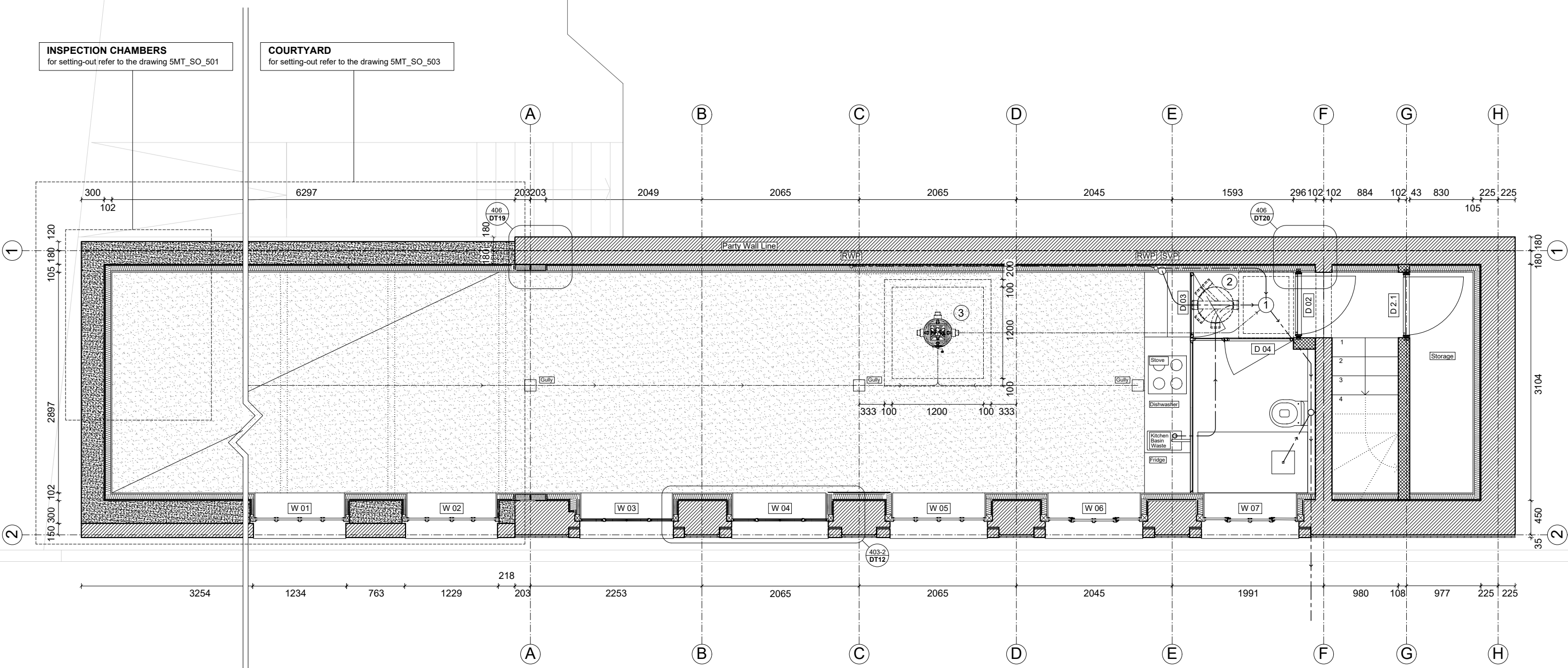
**Quba Medford**

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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: 3175<br>100 Highbury Place<br>London E5 8SB | Tel: 020 8996 8111<br>Fax: 020 8996 8202<br>www.usaar-architects.com | Scale: 1/50 @ A3<br>Do not scale the drawing<br>All dimensions to be verified on site | Project: 5 Mentmore Terrace                           |
|  | DWG Title: Proposed Mezzanine Plan<br>DWG Size:   |  |   | Date: 15/04/2021<br>DWG No: 5MT_GA_011<br>Revision: B |