

Unit 2, 139-141 Mare Street, Hackney, London, E8 3RH

TO LET

Office

2,103 sq ft / 195.4 sq m

£20.50 per sq ft

A first floor suite of offices, with visible frontage to Mare Street and a short walk from London Fields station.



- Good floor to ceiling height, with large windows and excellent natural light
- Ceiling mounted VRV air conditioning
- Metal tiled modular raised access floor
- Kitchenette, Male & Female W/C's plus DDA access WC/Wet-room shower
- Close to London Fields station, providing direct connection to Liverpool Street in less than 15 mins
- Secured gated access from street
- Passenger lift

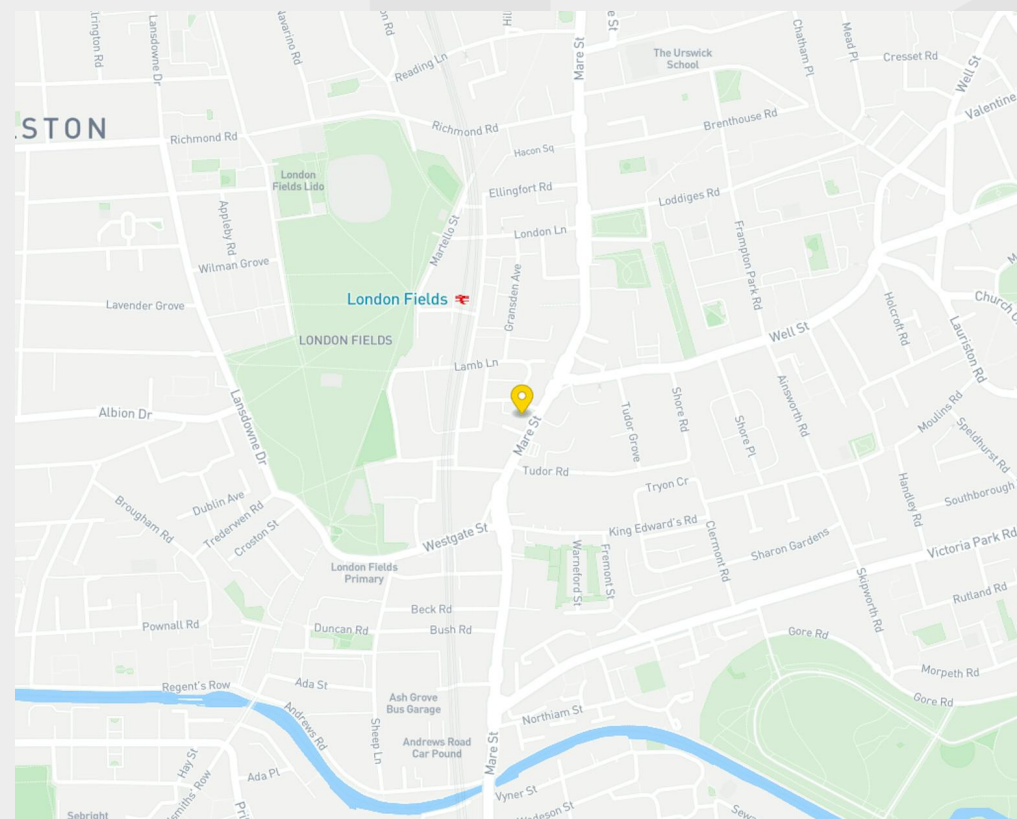


Description

Prominent corner position at Mare Street and Warburton Road. Part of a mixed-use development and occupying a section of the first floor, Unit 2 has been finished to a modern CAT A spec. internally and is ready for in-going tenants specific formatting of layout. This is a vibrant district of East London with attractive social amenity for any enterprising business keen to attract staff.

Location

Located in the heart of the London Fields area of Hackney with visibility from Mare Street. Broadway Market is close by, providing a wealth of amenity with its array of independent coffee shops, bakeries, bars and restaurants. London Fields station is within a 3-minute walk, providing a direct connection to Liverpool Street in under 15 minutes, and onward connections to the whole of London.



Accommodation / Availability

| Unit | Sq ft | Sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Availability |
|--------------|-------|-------|--------------|-----------------------|------------------------|-------------|--------------|
| 1st - Unit 2 | 2,103 | 195.4 | £20.50 | £19.08 | £4.62 | £7,745.22 | Available |

Tenure

New Lease

EPC

A (21)

VAT

Applicable

Configuration

Fitted. CAT A

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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