

# ARTHAUS

205 RICHMOND ROAD, LONDON FIELDS, E8 3FF

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FOREST  
REAL ESTATE

Concierge

# TO LET

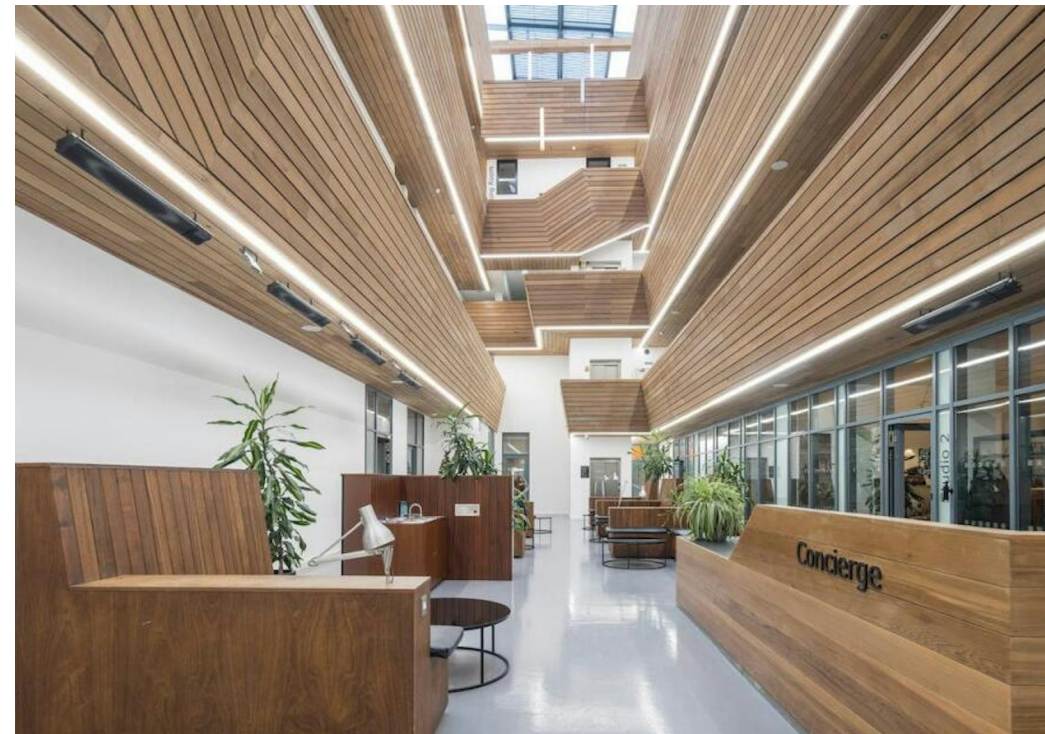
## 400 TO 1,200 SQ FT

### Small Office Studios Within A Highly Creative Mixed-Use Building

#### Key Features

- Concierge
- CCTV & Security
- Lift
- Cycle Storage
- Meeting Rooms
- Kitchen & Shower Facilities
- Breakout Areas
- Air Conditioning
- Onsite Restaurants, Bakery & Café

**Arthaus, 205 Richmond Road**  
London Fields, E8 3FF





## Description

Arthaus is a highly creative mixed-use development in the heart of Hackney. The award-winning developers and international architects have created a mix of superbly designed apartments and working studios within the imposing framework of a former art gallery.

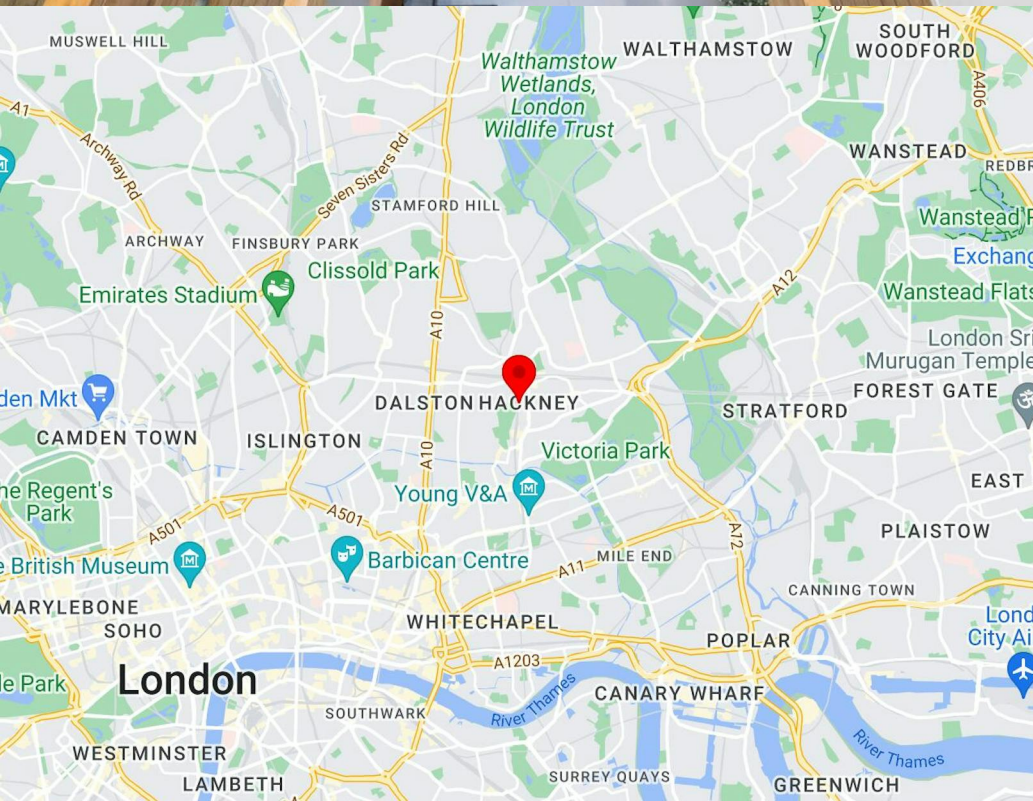
Occupying the ground floor units are a number of excellent restaurants, bakery & café, including the highly rated Lardo, Pophams and Patty & Bun.

There are a selection of offices ranging in size suitable for short and long term leasing. Rents are fully inclusive of service charge, utilities, internet and furniture packages.

## Location

Located just across the road from London Fields, as well as being a short walk to Broadway Market, ideally placed for work and pleasure.

Hackney Central and London Fields rail stations are both nearby providing transport links to London Liverpool Street within 6 minutes. Mare Street is also well serviced by buses, giving superb access to The City and the surrounding areas.



# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£15,800 - £47,400 per annum
<b>Rates</b>	Applicants are to make their own enquiries to The London Borough of Hackney.
<b>Service Charge</b>	£4 per sq ft
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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## Casey Okin

020 3370 4470 | 07391 453 076  
casey@forestrealestate.co.uk

## North West London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

## East London Office

18a Victoria Park Square, London, E2 9PB  
020 3370 4470

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

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