



## Units 1-4 Warehouse

1E Mentmore Terrace, London Fields, Hackney, E8 3SD

**1,151 - 1,582 Sq ft**  
**Contemporary Class Use E**  
**Units in London Fields.**

**1,151 to 7,801 sq ft**  
(106.93 to 724.74 sq m)

- Restaurant, Office & Retail Suitable
- Large Window Display
- New Development
- Self-Contained Units
- 1 minute walk from London Fields Overground Station
- High Ceilings
- Flexible Lease Terms
- Air Conditioning & Ventilation System



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## Summary

<b>Available Size</b>	1,151 to 7,801 sq ft
<b>Rent</b>	£43,162 - £59,325 per annum
<b>Business Rates</b>	TBC
<b>Service Charge</b>	£3 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

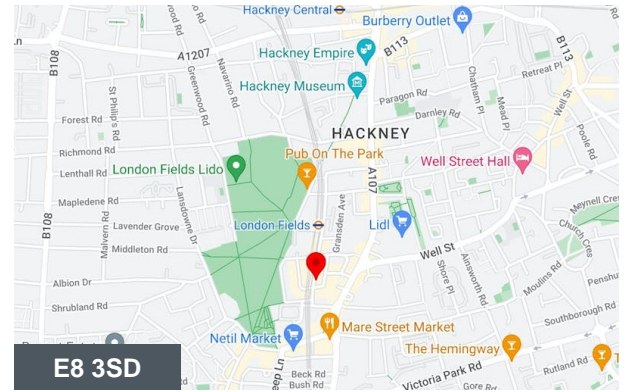
These available units are a self-contained space that spans the ground and lower ground floors in a mixed-use building. They have been newly refurbished and include an open-plan layout, WC facilities, modern LED lighting, high ceilings, air conditioning, and a large front window. It's an ideal spot for any E-Use Class business looking to set up in the lively London Fields area.

## Location

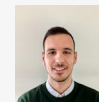
Warehouse development is located in the fashionable London Fields neighborhood of Hackney, an area of ongoing regeneration which continues to attract an increasing number of creative professionals to live and work here. The building has entrances on Mare Street and Sidworth Street, just off Mentmore Terrace. The green open space of London Fields Park is on the doorstep and it is a short walk to the social hotspots of Broadway Market and the broad range of amenities of Mare Street.

## Accommodation

Name	Size	Rent	Service Charge (sq ft)	Availability
Unit - 1 Ground & Lower Ground	1,582 sq ft	£59,325 /annum	£3	Available
Unit - 2 Ground & Lower Ground	1,237 sq ft	£46,387.50 /annum	£3	Available
Unit - 3 Ground & Lower Ground	1,151 sq ft	£43,162.50 /annum	£3	Available
Unit - 4 Ground & Lower Ground	1,184 sq ft	£44,400 /annum	£3	Available



## Viewing & Further Information



### George Sarantis

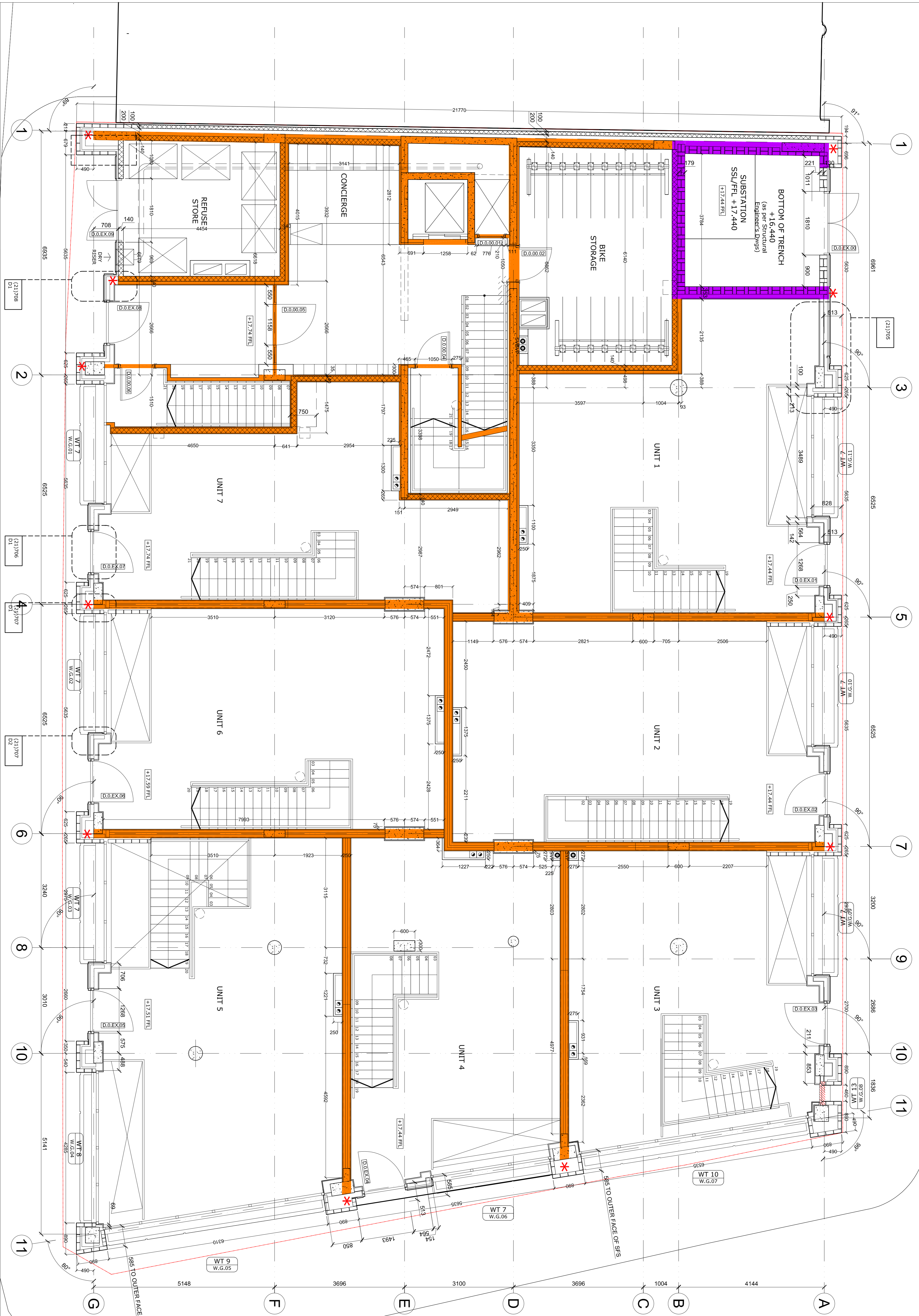
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110  
quba@fyfemcdade.com





Rev	Date	By	CHK	Description
C1	25/09/13	VS	MC	Construction based for construction.
C2	07/08/13	VS	KS	Dry fire and unenclosed. Give dimensions add.
C3	23/09/13	HA	KS	Review enclosure detail. Update dimensions add.
C4	28/11/13	KS	KS	Substitution trench system for review. Blockwork stepping-out
C5	28/11/13	KS	KS	Blockwork stepping-out of dry wall
C6	03/12/13	KS	KS	Blockwork stepping-out of dry wall
C7	03/12/13	KS	KS	Dry ceiling stepping-out
C8	07/08/14	MF	KS	Dry ceiling stepping-out
C9	07/08/14	MF	KS	SFS items added
C10	07/08/14	MF	KS	SFS items added

Part	Part Wall Partition	Internal Partition	All Floor, Wall and Ceiling Details to be Built in Accordance with Robust Details	Kitchen NoGens	Bathroom NoGens	Fire Rating Key	Notes
Dry Lining Key	Part Wall Partition	Internal Partition	ALL FLOOR, WALL AND CEILING DETAILS TO BE BUILT IN ACCORDANCE WITH ROBUST DETAILS	KITCHEN NOGENS	BATHROOM NOGENS	<ul style="list-style-type: none"> <li>FR 30 minutes</li> <li>FR 60 minutes</li> <li>FR 120 minutes</li> <li>FR 240 minutes</li> </ul>	<p>Go signs to be read in conjunction with GA sections and elevations and relevant details.</p> <p>Updated as follows: TBC - 13.1.15</p> <p>TBC - 13.1.15</p> <p>TBC - 13.1.15</p> <p>TBC - 13.1.15</p>
Moisture Resistant Board	Part Wall Partition	Internal Partition	ALL FLOOR, WALL AND CEILING DETAILS TO BE BUILT IN ACCORDANCE WITH ROBUST DETAILS	KITCHEN NOGENS	BATHROOM NOGENS	<ul style="list-style-type: none"> <li>Vertical Fire Stop refer to DT(21)800</li> <li>Screens and (22)700 screens.</li> </ul>	<p>Go signs to be read in conjunction with GA sections and elevations and relevant details.</p> <p>Updated as follows: TBC - 13.1.15</p> <p>TBC - 13.1.15</p> <p>TBC - 13.1.15</p> <p>TBC - 13.1.15</p>
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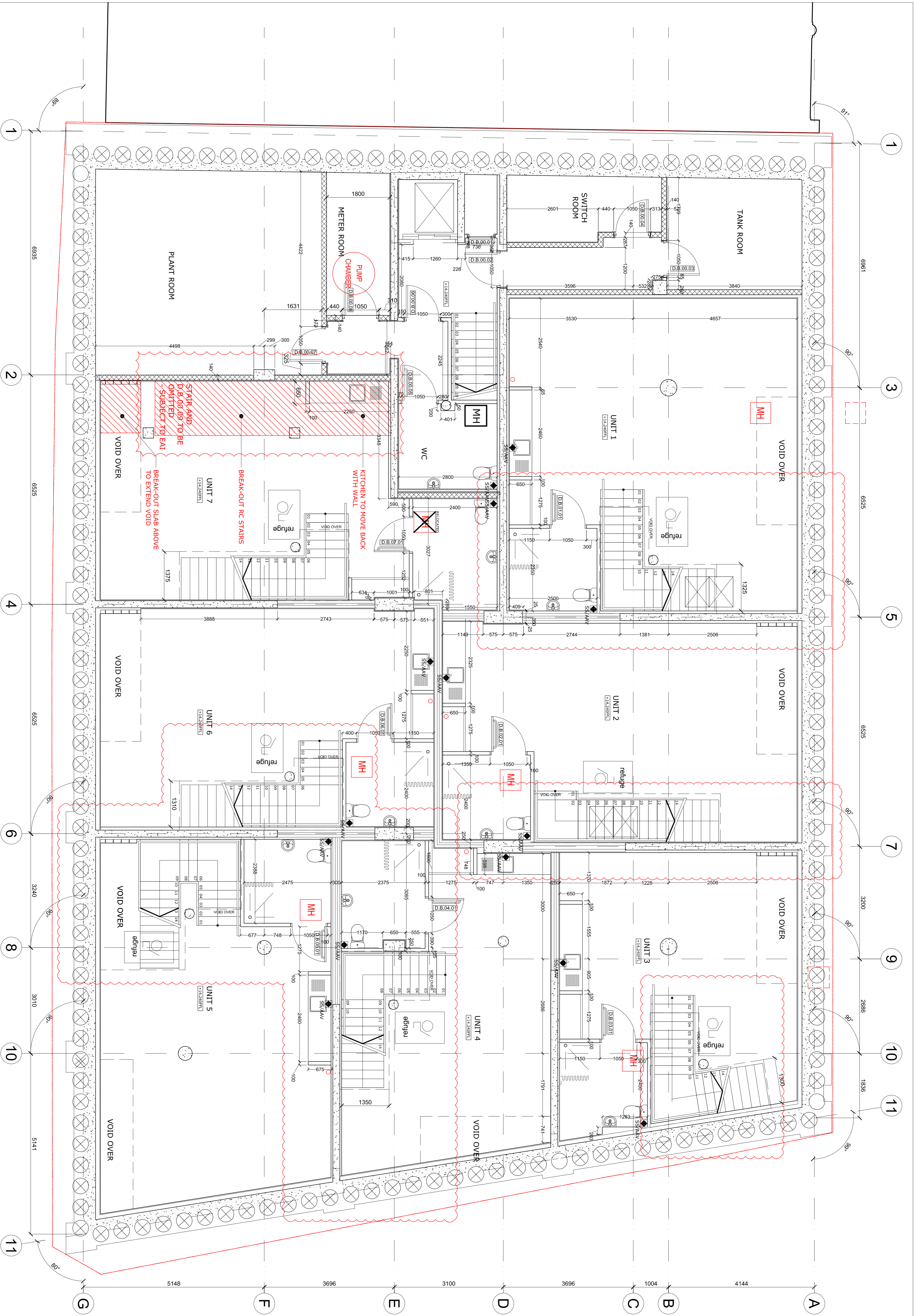
  

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REV.	DATE	BY	CHK	DESCRIPTION
C1	12/09/13	VS	KS	Issue for construction / IT distribution
C2	22/09/13	HA	KS	Issue for construction / IT distribution
C3	22/09/13	HA	KS	Layer adjustment (E&B)
C4	23/09/13	VS	KS	BA008 Design development: Fire Rating added.
C5	25/09/13	VS	KS	BA008 Design development: Fire Rating added.
C6	25/09/13	VS	KS	Fire Rating added: W.C. Valve added.
C7	06/10/14	VS	KS	Issue for construction / IT distribution
C8	22/09/14	VS	KS	Issue for construction / IT distribution
C9	06/10/14	VS	KS	Issue for construction / IT distribution
C10	06/10/14	VS	KS	Issue for construction / IT distribution

Key	Material	Description
(Symbol)	DRY LINING	150mm nominal thick dry lining to BS EN 12232
(Symbol)	INTERNAL PARTITION	100mm nominal thick internal partition to BS EN 12232
(Symbol)	MOISTURE RESISTANT BOARD	Moisture resistant board to BS EN 12232
(Symbol)	CEMENTITIOUS BOARD	10mm cementitious board to BS EN 12232
(Symbol)	KITCHEN MANSIONS	10mm cementitious board to BS EN 12232
(Symbol)	BATHROOM MANSIONS	10mm cementitious board to BS EN 12232

Rating	Description
FR 30 minutes	Vertical Fire Strip refer to DT(2)1800
FR 60 minutes	Vertical Fire Strip refer to DT(2)1800
FR 120 minutes	Vertical Fire Strip refer to DT(2)1800
FR 240 minutes	Vertical Fire Strip refer to DT(2)1800

Notes
GA refers to be read in conjunction with GA sections and elevations and refer to detail.
For W.C and Shower room details refer to DWG (7/4)110 & (7/4)111

CONSTRUCTION
Do not scale from this drawing.

Sidworth Street
AGIXIO HOLDINGS LTD GA Plan Basement Floor Plan
12.11.27 / 1/50@A1 (10)099 / C10