



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

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

Description

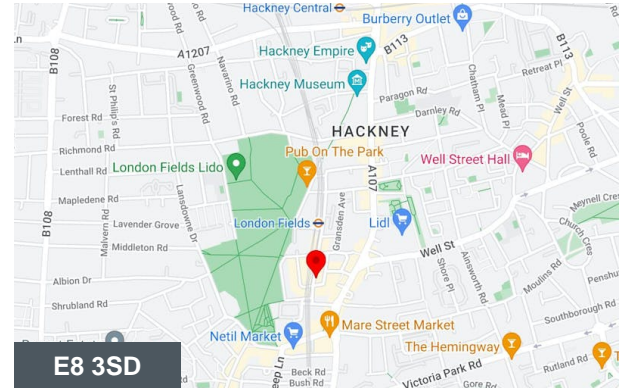
These available units are a self-contained space that spans the ground and lower ground floors in a mixed-use building. They have been newly refurbished and include an open-plan layout, WC facilities, modern LED lighting, high ceilings, air conditioning, and a large front window. It's an ideal spot for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

Location

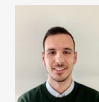
Warehouse development is located in the fashionable London Fields neighborhood of Hackney, an area of ongoing regeneration which continues to attract an increasing number of creative professionals to live and work here. The building has entrances on Mare Street and Sidworth Street, just off Mentmore 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



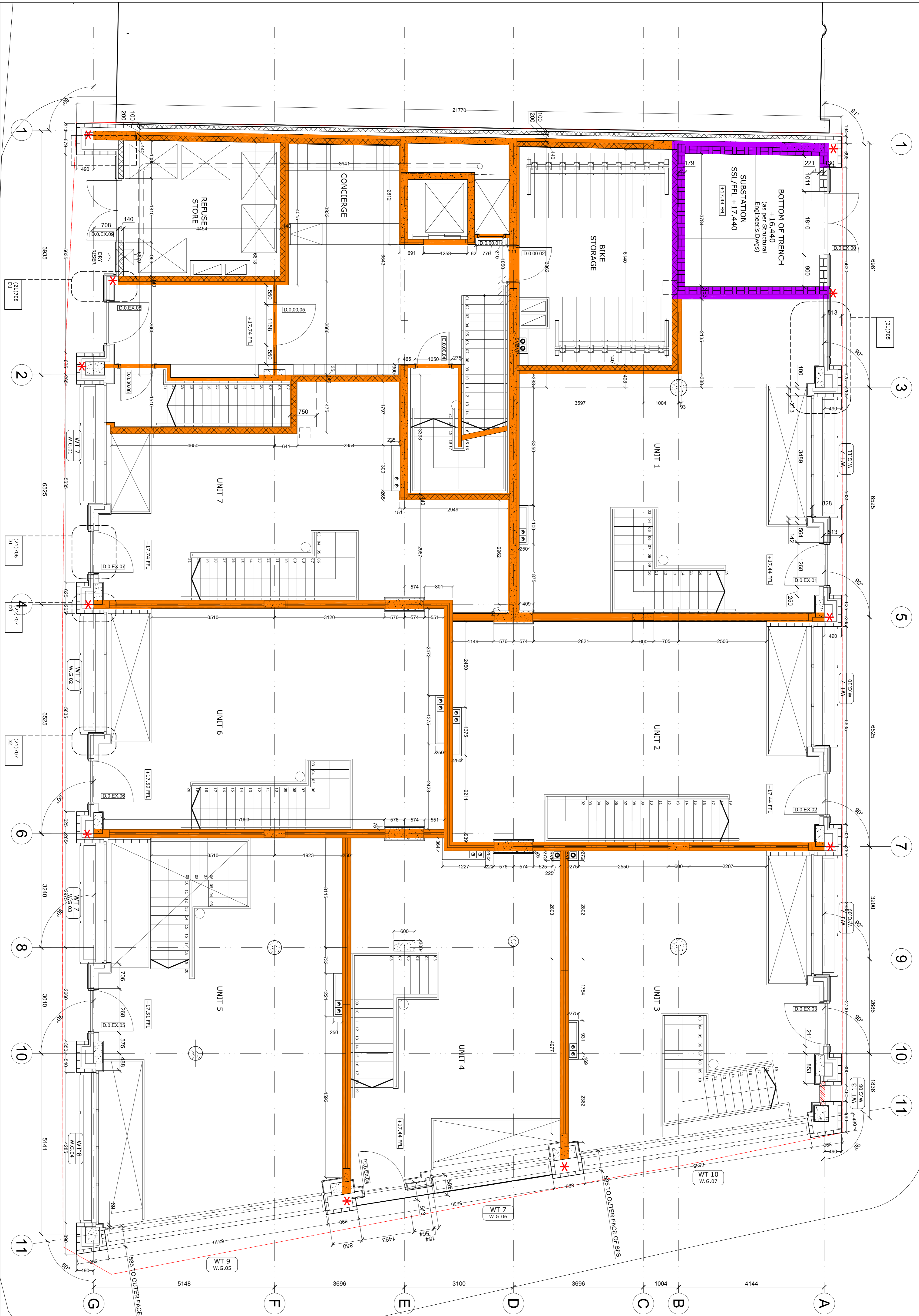
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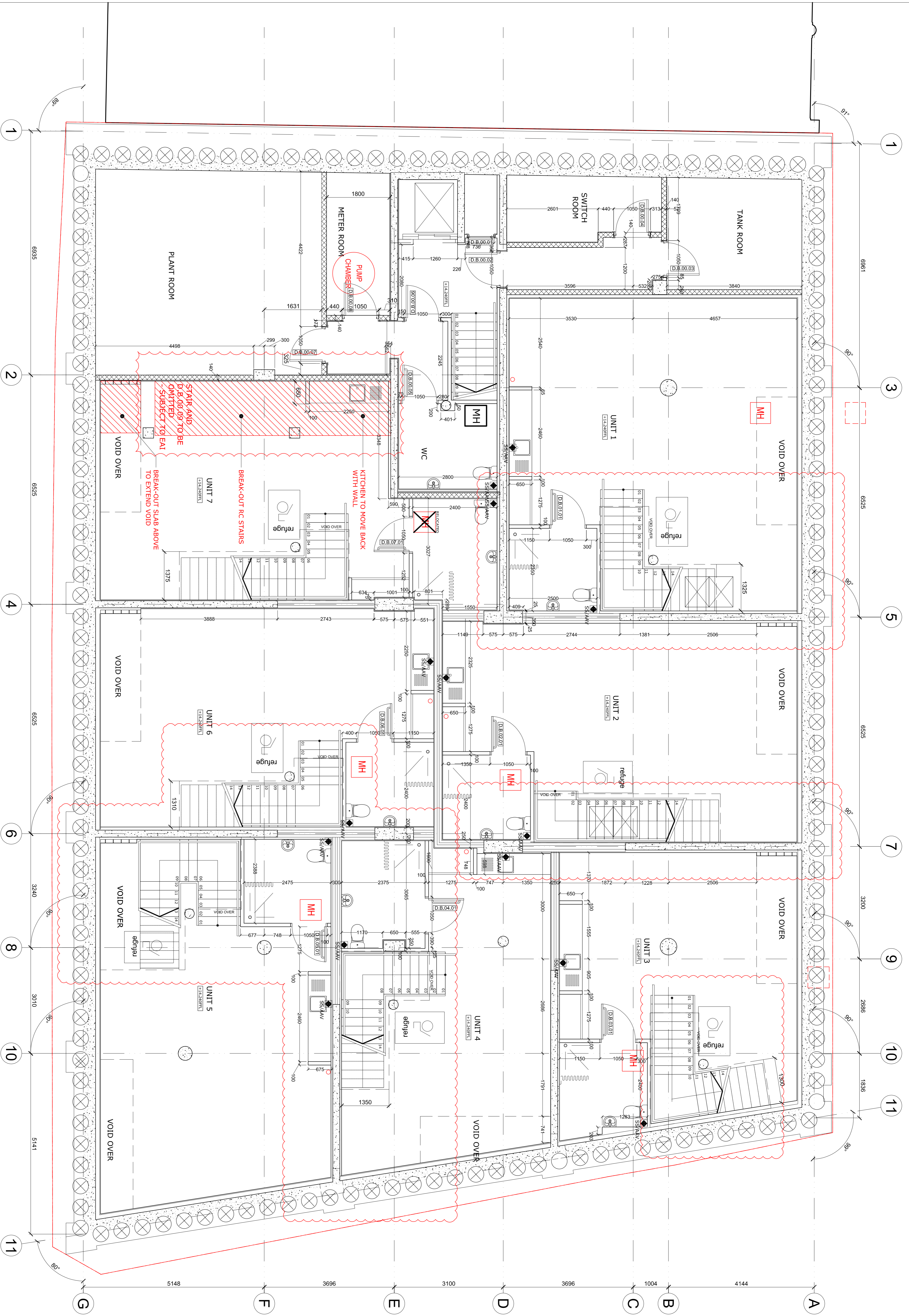
Rev	Date	By	CHK	Description
C1	25/09/13	VS	ME	Construction based for construction.
C2	07/08/13	VS	KS	Dry floor and amended. Ceiling dimensions added.
C3	23/09/13	HA	KS	Minor amendments added. Ceiling dimensions added.
C4	28/11/13	KS	KS	Substitution trench system for review. Blockwork stippled-out.
C5	28/11/13	KS	KS	Blockwork stippled-out of dry wall.
C6	03/12/13	KS	KS	Blockwork stippled-out of dry wall.
C7	03/12/13	KS	KS	Dry ceiling stippled-out.
C8	07/08/14	ME	KS	Dry ceiling stippled-out.
C9	07/08/14	ME	KS	SFS items added.

Part	Description
DRY LING KEY	Part wall partition
INTERNAL PARTITION	Part wall partition
MOISTURE RESISTANT BOARD	ALL FLOOR, WALL AND CEILING DETAILS TO BE BUILT STRICTLY IN ACCORDANCE WITH ROBUST DETAILS
CEMENTITIOUS BOARD	Kitchen, bathroom, and wet areas to be built with cementitious board
KITCHEN MORGANS	Wet areas to be built with cementitious board
BATHROOM MORGANS	Wet areas to be built with cementitious board

Fire Rating Key	Description
FR 30 minutes	FR 30 minutes
FR 60 minutes	FR 60 minutes
FR 120 minutes	FR 120 minutes
FR 240 minutes	FR 240 minutes

Notes	Notes
GA Signs to be read in conjunction with GA sections and elevations and relevant details.	GA Signs to be read in conjunction with GA sections and elevations and relevant details.
Updated as follows: TBC - 28.11.13	Updated as follows: TBC - 28.11.13
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CONSTRUCTION	CONSTRUCTION
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Revisions

Dry Lining Key

Fire Rating Key

Notes

CONSTRUCTION

Sidworth Street
AGIXIO HOLDINGS LTD
GA Plan
Basement Floor Plan

12.11.27 / 1/50@A1
jmasarchitecture (10)099 / C10