



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

Units 1-4 Warehouse, 1E Mentmore Terrace, London Fields, Hackney, E8 3SD

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

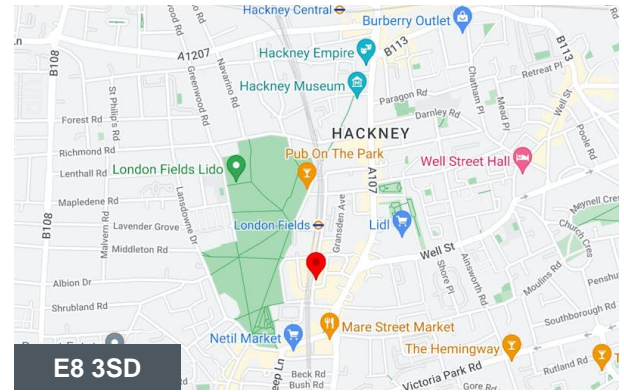
These available units are a self-contained space that spans the ground and lower ground floors in a mixed-use building. They have been newly refurbished and include an open-plan layout, WC facilities, modern LED lighting, high ceilings, air conditioning, and a large front window. It's an ideal spot for 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



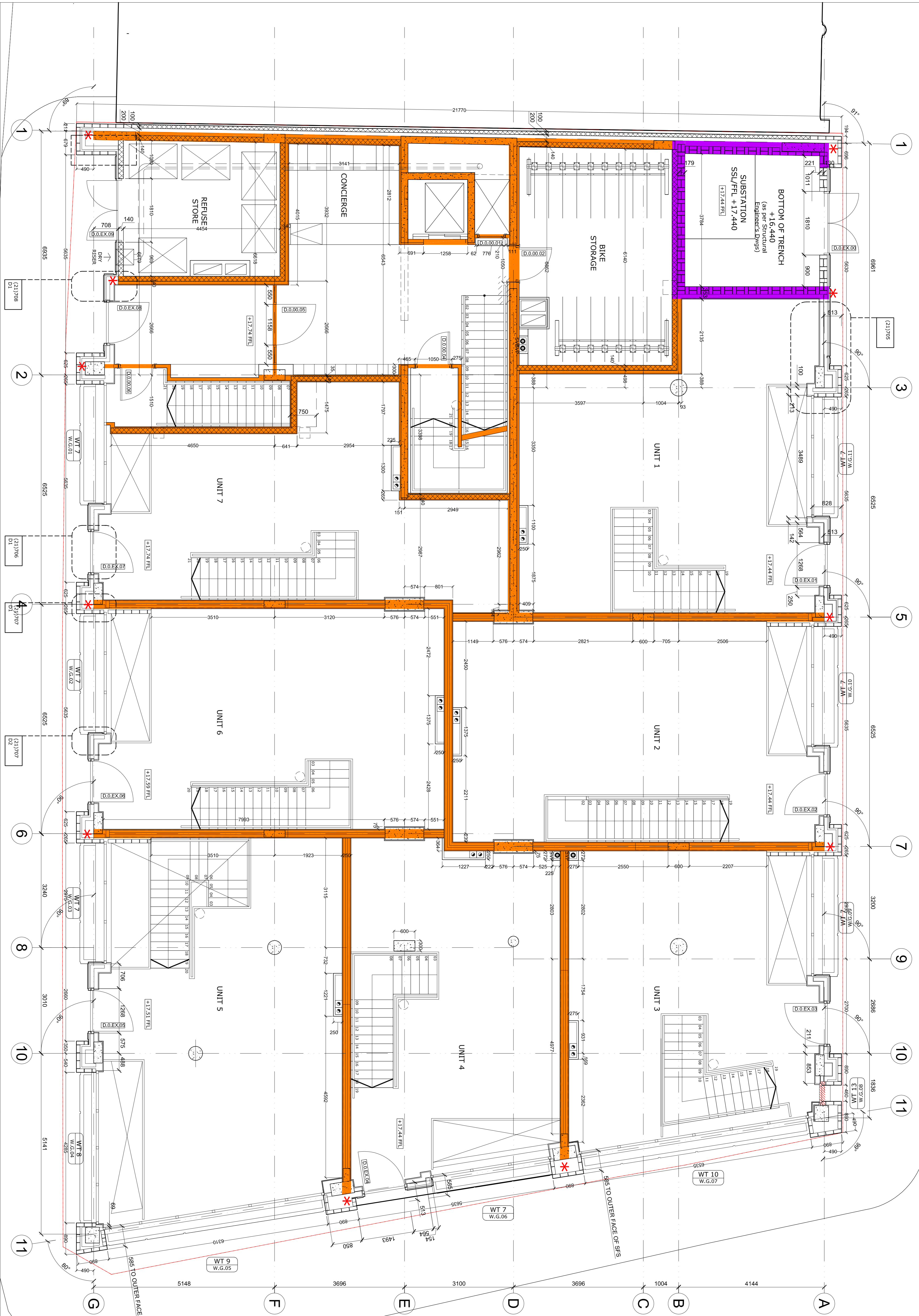
George Sarantis

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	MC	Dry floor and amended. Grid dimensions added.
C3	23/09/13	HA	KS	Window casements added. Grid dimensions added.
C4	28/11/13	KS	KS	Substation trench shown 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	MF	KS	Dry ceiling stippled-out.
C9	07/08/14	MF	KS	SFS items added.

Part	Part Wall Partition	Internal Partition	Moisture Resistant Board	Cementitious Board	Kitchen Noisegens	Bathroom Noisegens	Fire Rating Key
Dry Lining Key	Part Wall Partition	Internal Partition	Moisture Resistant Board	Cementitious Board	Kitchen Noisegens	Bathroom Noisegens	Fire Rating Key
Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes

Notes
GA Signs to be read in conjunction with GA sections and elevations and relevant details.
Upstand as indicated. TOC - 128.115
TOC (shown below RL, Level 0)

CONSTRUCTION
GA: See GA sections for details.
GA: See GA sections for details.

CONSTRUCTION
GA: See GA sections for details.
GA: See GA sections for details.

