

Compton

Hackney

125 Mare Street
E8 3RH

Rarely available self-contained
building in London Fields with
characterful features throughout

For Rent

19,808 to 25,748 ft²

020 7101 2020
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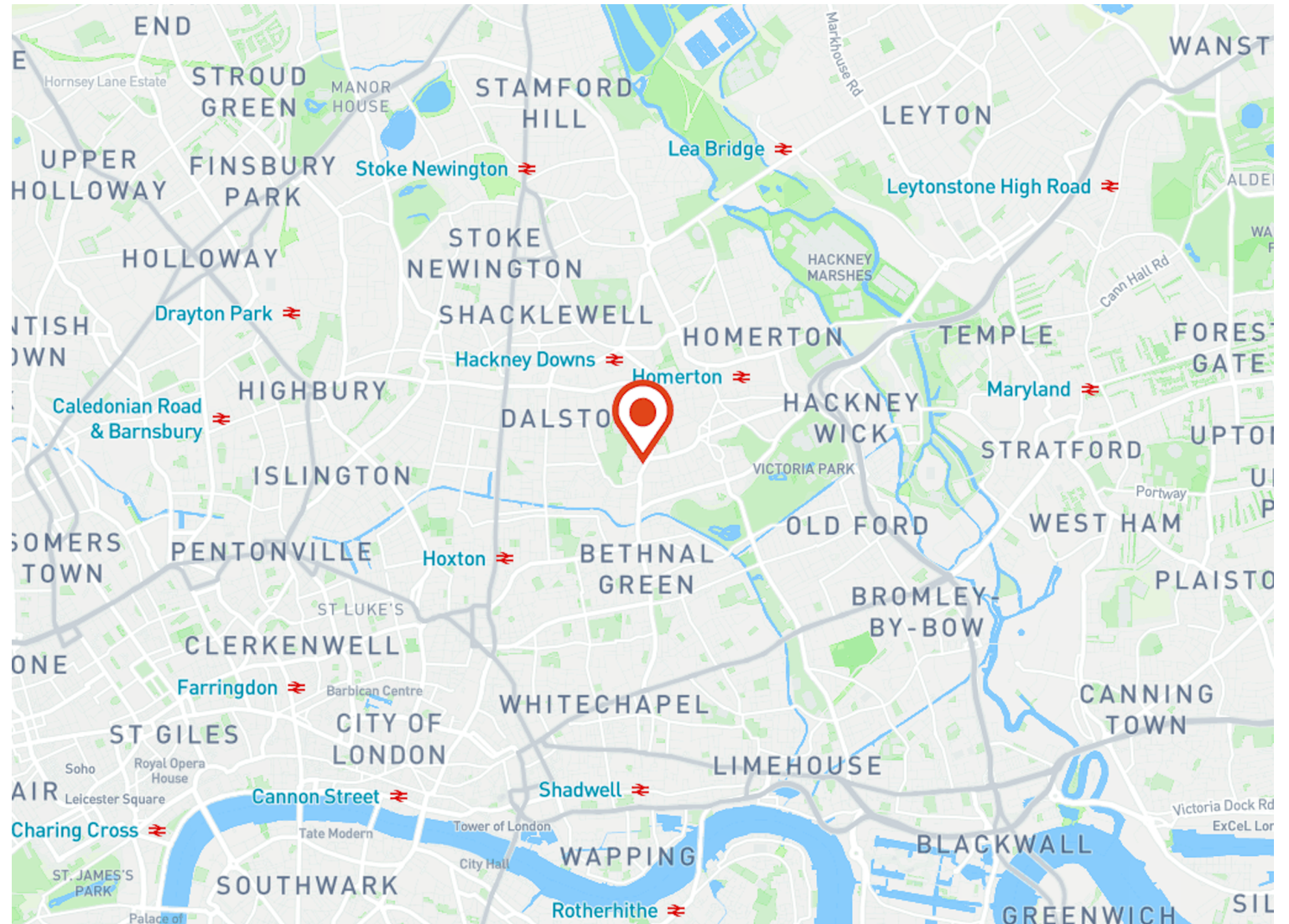
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Location

Situated in the bustling heart of Hackney, 125 Mare Street offers an excellent commercial location with high foot traffic and easy access to key transport links. Just a short walk from Hackney Central and London Fields Overground stations, the property benefits from excellent connectivity to Central London and beyond. The surrounding area is home to a vibrant mix of independent businesses, retail outlets, and popular dining spots, making it an attractive destination for both customers and employees. Close proximity to the lively Broadway Market and the green space of London Fields adds to the appeal, offering a dynamic working environment in one of East London's most up-and-coming areas

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External

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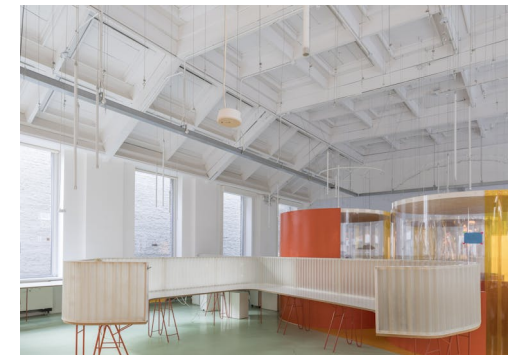


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Amenities

- Fully self-contained building
- Existing fit out in place
- Unique features throughout
- Private roof terrace
- Double height ceiling in part
- Exposed character features
- Fully air conditioned
- 1x passenger lift
- DDA compliant
- Branding opportunities

Description

This fully self-contained building spans across the Lower Ground to 3rd floors, offering versatile workspaces in a prime Hackney location. The property boasts its own private terrace with impressive views, providing an ideal setting for outdoor meetings or breaks. The existing high-quality fit-out includes a range of meeting rooms, private offices, workstations, breakout zones, and kitchens, allowing businesses to move in with minimal setup. With air conditioning throughout, a passenger lift for easy access across all floors, and excellent branding opportunities, this building offers a complete solution for businesses seeking a dynamic, modern workspace.

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Content

[View on Website](#)



Viewings

Via joint sole agents only.

Terms

New full repairing & insuring lease available for a term by arrangement direct from the Freeholder.

VAT

The property is elected for VAT.

Local Authority

The London Borough of Hackney.

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Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Total month | Total year | Availability |
|--------------|--------|--------------|-----------------------|-------------|---------------|--------------|
| 3rd | 3,375 | £29.50 | £10.89 | £11,359.69 | £136,316.25 | Available |
| 2nd | 3,375 | £29.50 | £10.89 | £11,359.69 | £136,316.25 | Available |
| 1st | 7,054 | £29.50 | £10.89 | £23,742.59 | £284,911.06 | Available |
| Ground | 6,004 | £29.50 | £10.89 | £20,208.46 | £242,501.56 | Available |
| Lower Ground | 5,940 | £29.50 | £10.89 | £19,993.05 | £239,916.60 | Available |
| Total | 25,748 | £29.50 | £10.89 | £86,663.48 | £1,039,961.72 | |

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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