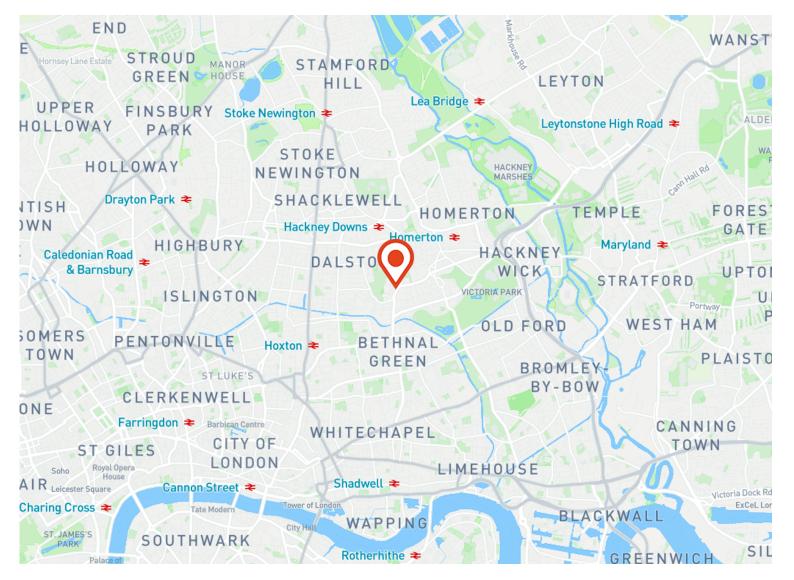
# Compton Hackney 125 Mare Street E8 3RH Rarely available self-contained building in London Fields with characterful features throughout For Rent 19,808 to 25,748 ft <sup>2</sup> 020 7101 2020 compton.london

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 ft<sup>2</sup>



#### 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

Hackney 125 Mare Street E8 3RH

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



Hackney 125 Mare Street E8 3RH

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



Hackney 125 Mare Street E8 3RH

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









Hackney 125 Mare Street E8 3RH

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



















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 ft<sup>2</sup>

#### **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.

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 ft<sup>2</sup>

### 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.

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 ft<sup>2</sup>

## 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	

#### Contact Us

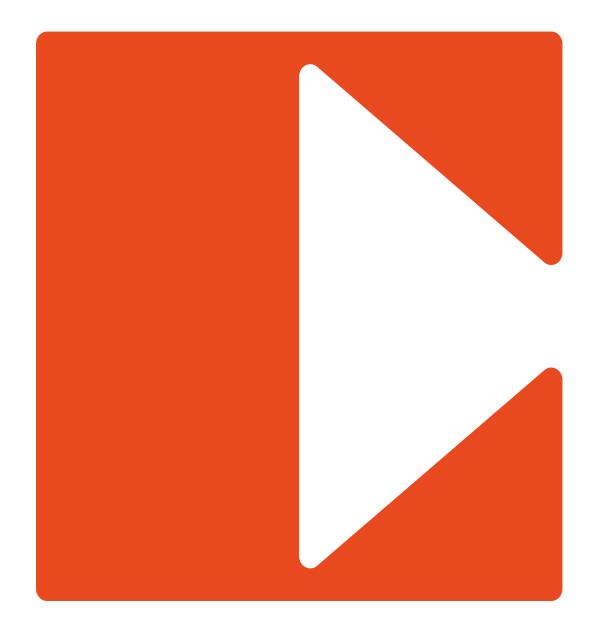
All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
jp@compton.london
07814 699 096

Shaun Simons ss@compton.london 07788 423131

Samantha-Jo Roberts sr@compton.london 07704343032

Newsteer (Joint Agent) 07301248985



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 24/10/2024