



Compton

For Rent
**125 Mare Street
Hackney E8**

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

For Rent

125 Mare Street
Hackney E8

Size

2,643 - 21,978 Ft²

Rent

£29.50 per sq ft

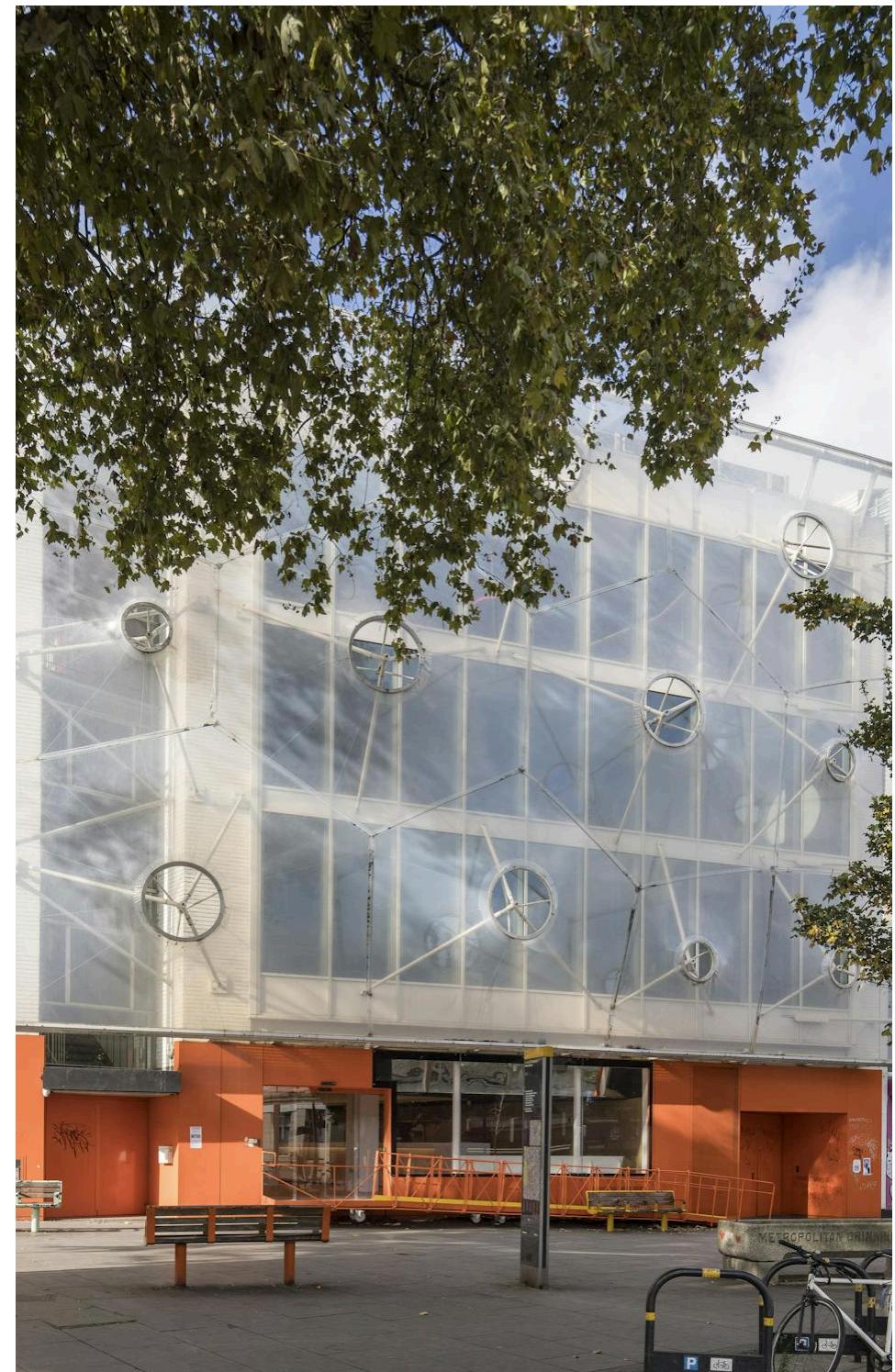
Fitout

Fitted

Description

This property is available as a self-contained building spanning across the Lower Ground to 3rd floors, or on a single floor basis.

Compton



Size

2,643 - 21,978 Ft²

Rent

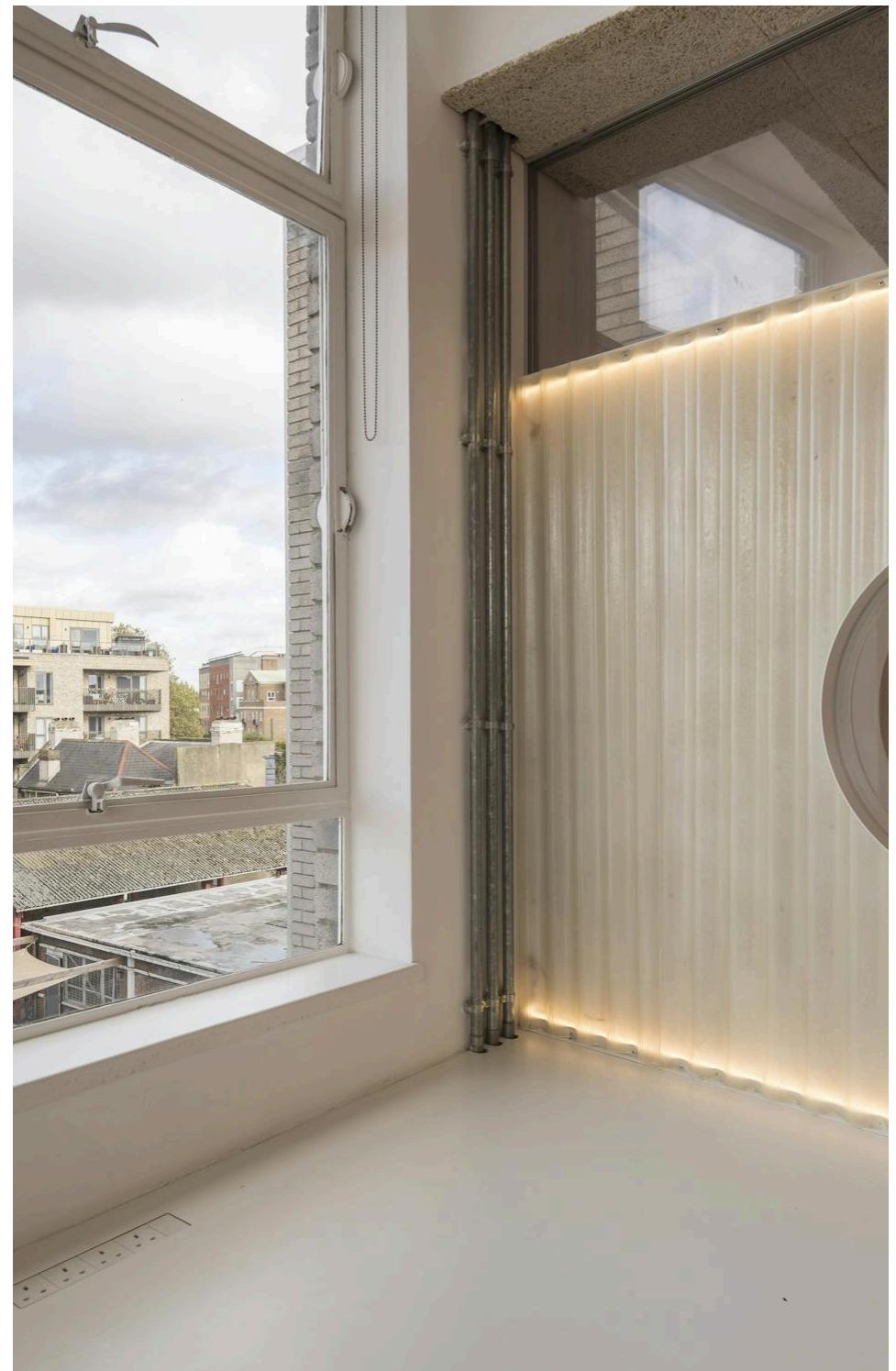
£29.50 per sq ft

Fitout

Fitted

Description

The building offers 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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Internal

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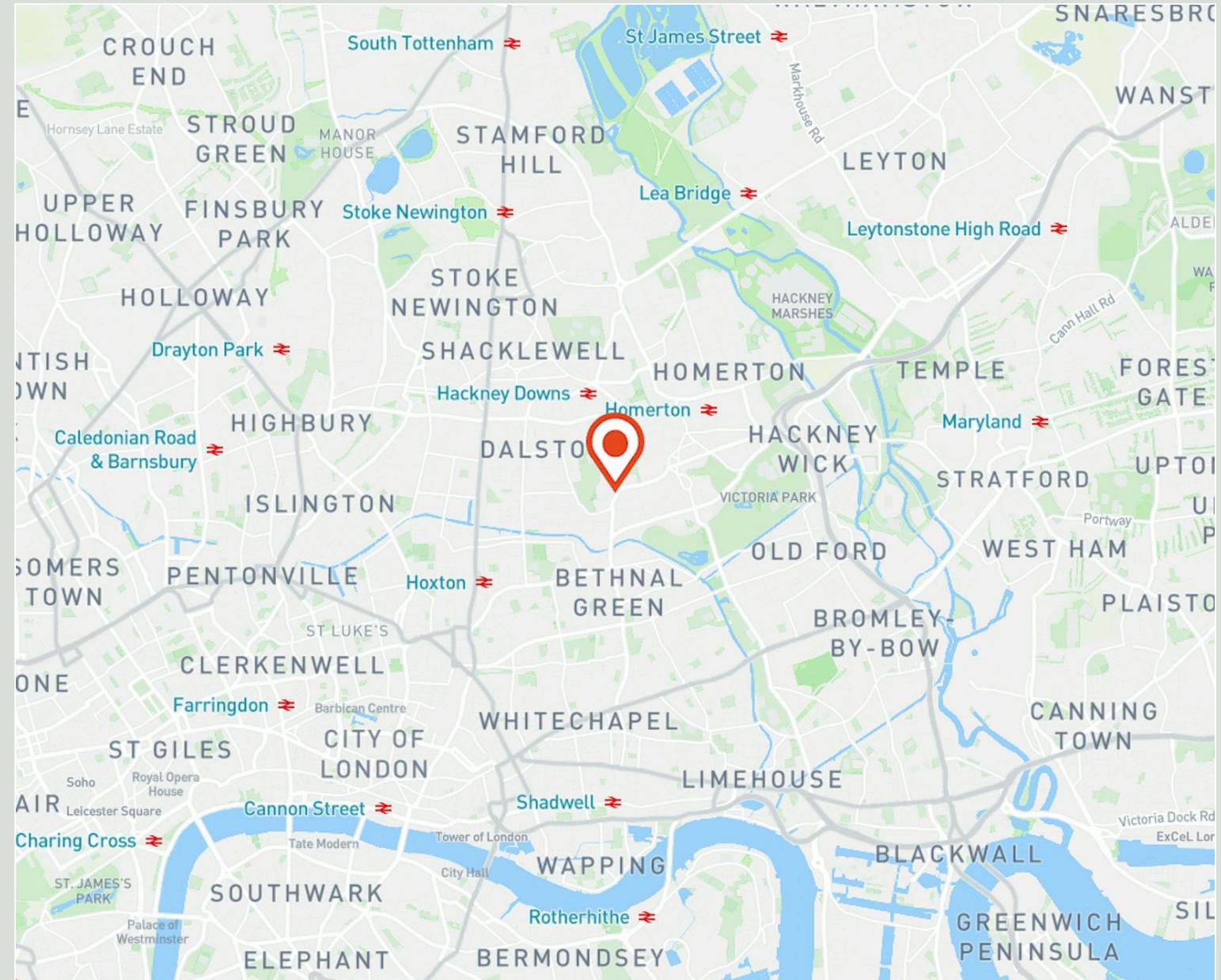


Internal

Internal



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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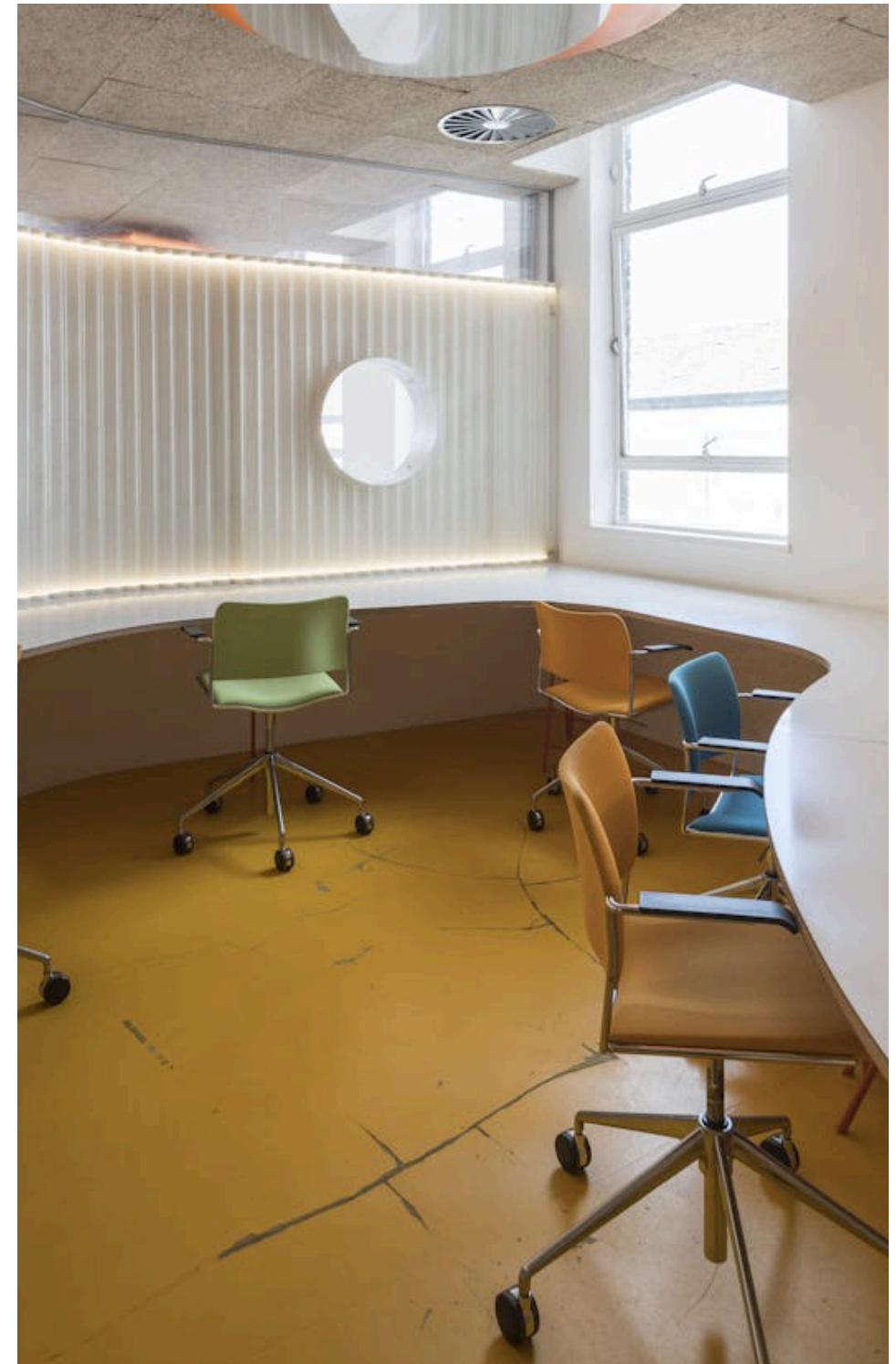
125 Mare Street
Hackney E8

Internal



Amenities

- Available as a fully self-contained building, or on a floor by floor basis
- 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

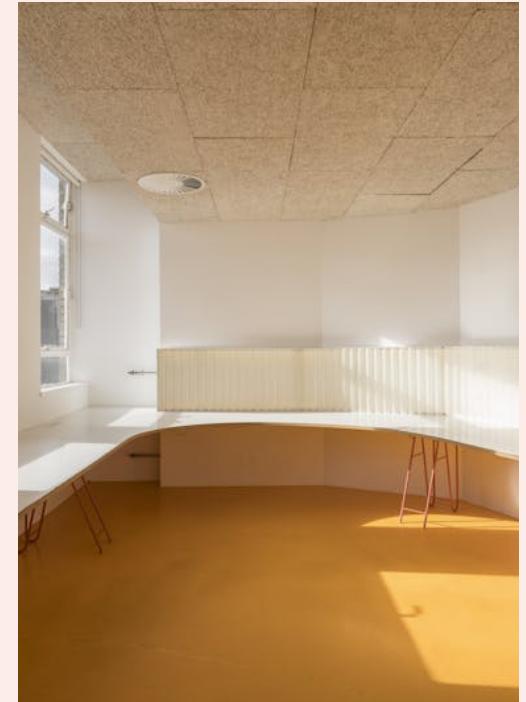


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Hackney E8



Internal



Internal

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge	Total Month	Total Year	Availability
3rd	2,937	£29.50	£10.89	£10 /sq ft	£12,532.95	£147,995.43	Available
2nd	2,643	£29.50	£10.89	£10 /sq ft	£11,098.40	£133,180.77	Available
1st	5,697	£29.50	£10.89	£10 /sq ft	£23,922.65	£287,071.83	Available
Ground	4,581	£29.50	£10.89	£10 /sq ft	£19,236.38	£230,836.59	Available
Lower Ground	5,940	£29.50	£10.89	£10 /sq ft	£24,943.05	£299,316.60	Available
Total	21,798	£29.50	£10.89		£91,533.43	£1,098,401.22	

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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.

Tenure

New Lease

Availability

Available Immediately

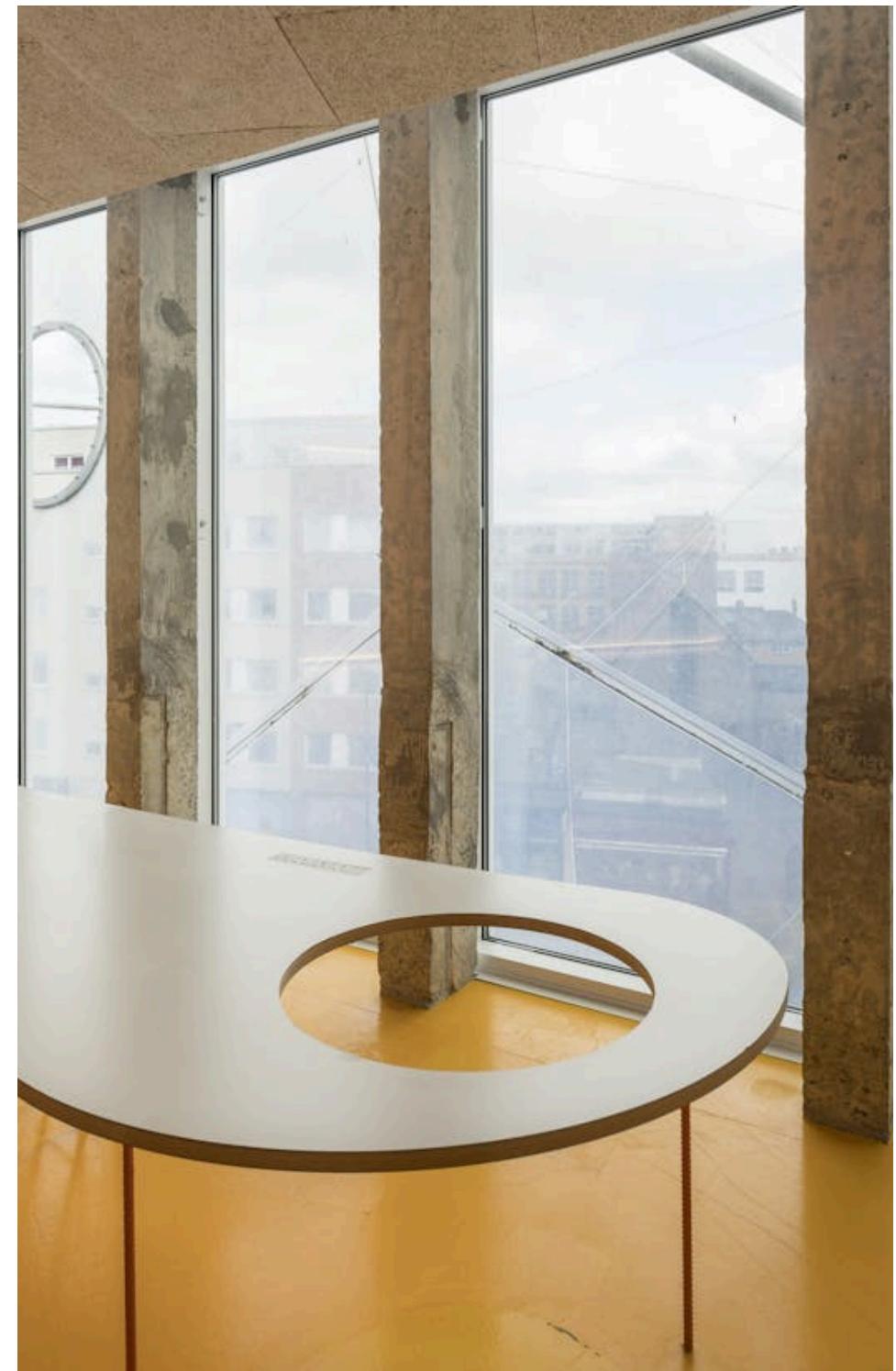
Compton Concierge

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



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JOINT AGENTS

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