



## 3 Mentmore Terrace

Unit B, 3 Mentmore Terrace, London, E8 3PN

**Ground floor office/studio space with mezzanine to let in London Fields.**

**709 sq ft**

(65.87 sq m)

- 1 min walk to London Fields overground station
- Landmark new building
- Excellent natural light
- High ceiling
- Kitchenette
- Shower
- Rolling Shutter

# 3 Mentmore Terrace, Unit B, 3 Mentmore Terrace, London, E8 3PN

## Summary

Available Size	709 sq ft
Rent	£25,000 per annum
Rates Payable	£8,358.25 per annum Small business rates relief available.
Rateable Value	£16,750
Service Charge	£2,700 per annum
VAT	Not applicable
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

This 709 sq ft office/studio space extends across both ground and mezzanine levels and is located within an iconic new building in a prominent location of London Fields. London Fields Overground Station is a 1 minute walk away. The unit benefits from a kitchenette, shower, a rolling shutter and large windows that let in an abundance of natural light.

## Location

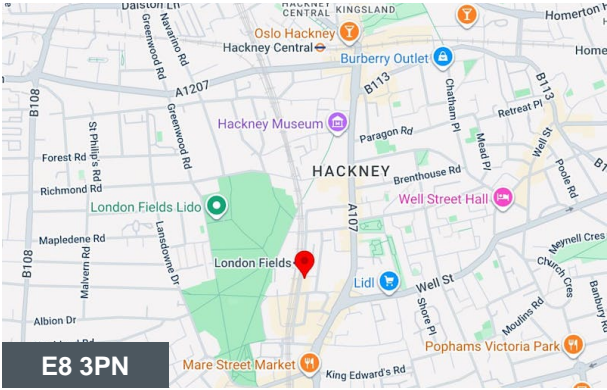
The unit is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and independent businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces and numerous amenities. The location is popular with artisans and entrepreneurs and is a leisure and entertainment destination.

London Fields station offers fast journeys to the City (9 minutes).

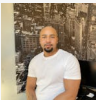
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	450	41.81	Available
Mezzanine	259	24.06	Available
Total	709	65.87	



## Viewing & Further Information

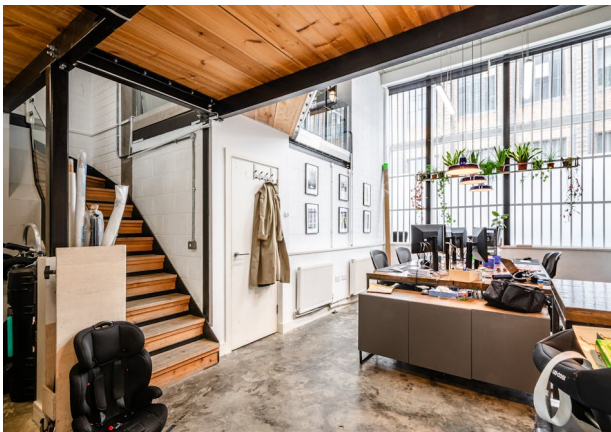


**Quba Medford**  
020 7613 4044 | 07912883110  
quba@fyfemcdade.com



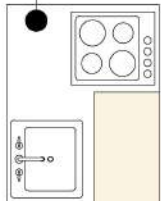
**George Sarantis**  
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



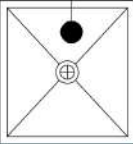




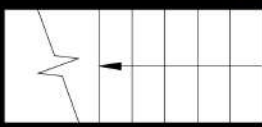
**Kitchen**  
9'6" x 4'10"  
(2.90m x 1.47m)



**Shower Room**  
7'9" x 3'7"  
(2.36m x 1.09m)



**Office**  
24'1" x 17'4"  
(7.34m x 5.28m)



**Ground Floor**  
**Approximate Floor Area**  
**450 sq. ft**  
**(41.80 sq. m)**

**Void**

9'8" x 5'0"  
(2.95m x 1.52m)

**Void**

**Mezzanine Office**  
21'6" x 9'8"  
(6.55m x 2.95m)

**Mezzanine**  
**Approximate Floor Area**  
**259 sq. ft**  
**(24.06 sq. m)**

**Approx. Gross Internal Floor Area 709 sq. ft / 65.86 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced By Elements Property