



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

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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 | |



E8 3PN



Viewing & Further Information



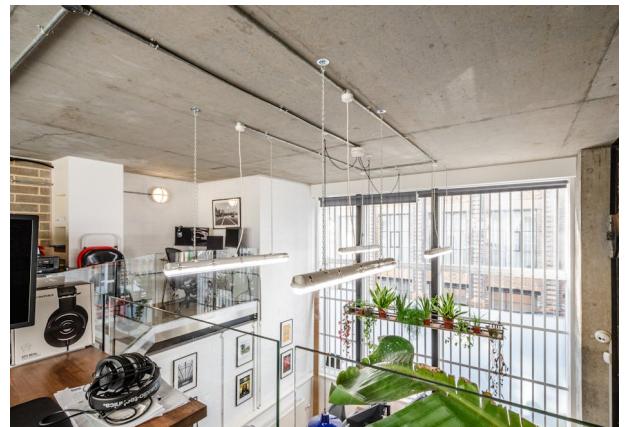
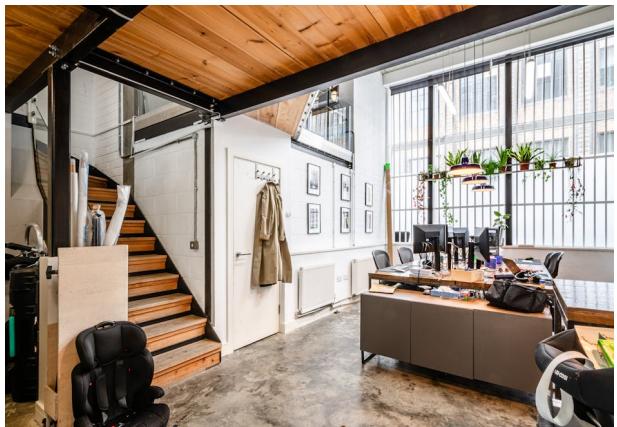
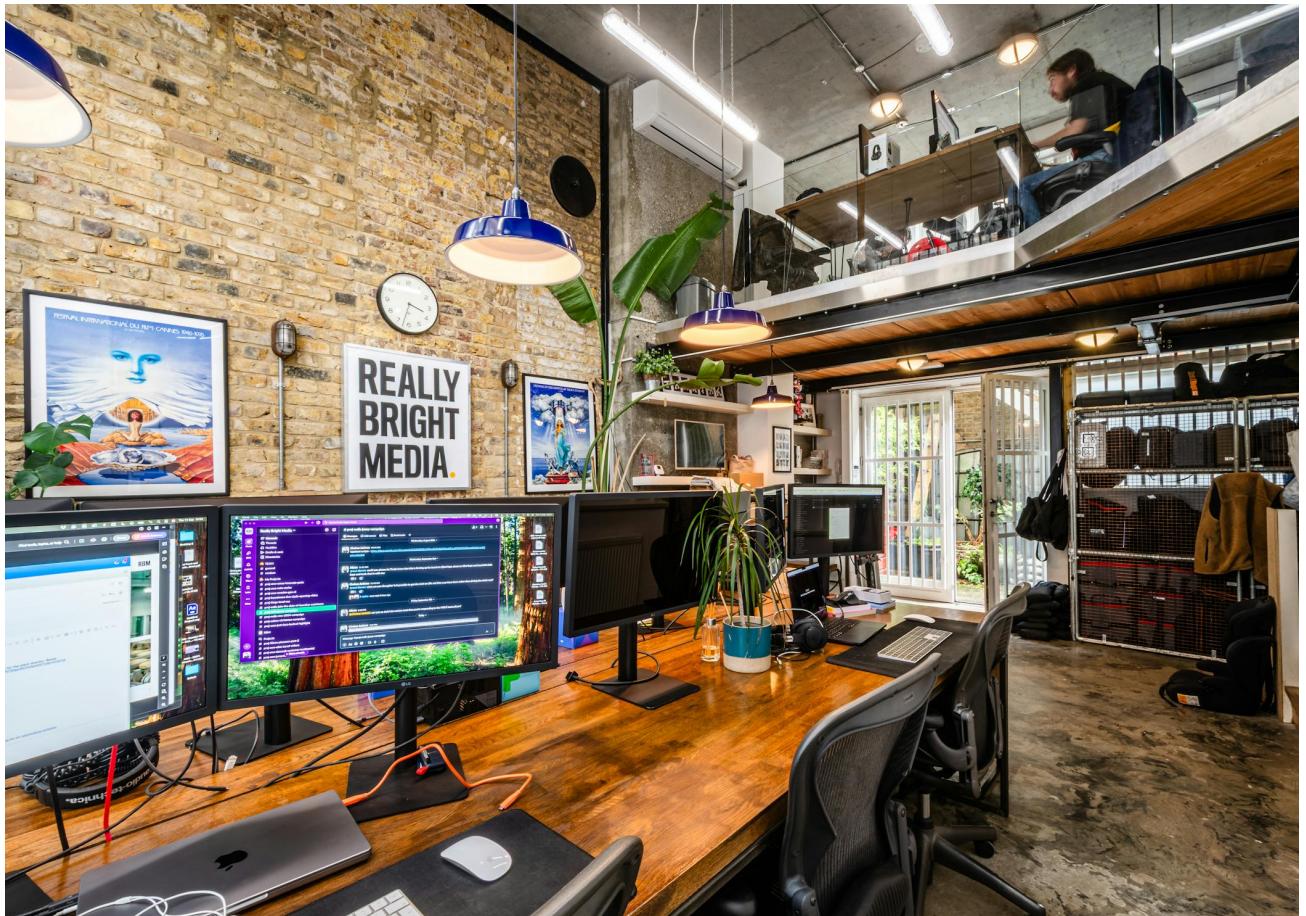
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Kitchen
9'6" x 4'10"
(2.90m x 1.47m)

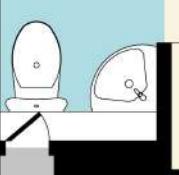
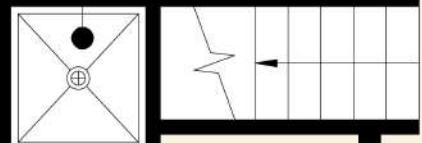
Shower Room
7'9" x 3'7"
(2.36m x 1.09m)

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

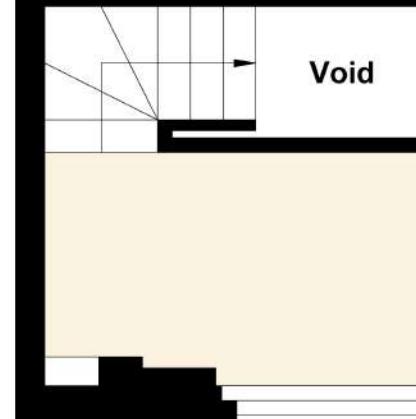
9'8" x 5'0"
(2.95m x 1.52m)

Void

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



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



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.
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