



Arch 385
Mentmore Terrace
London Fields
Hackney
E8 3PH



B1/B2/B8 Opportunity close to London Fields Station

TO LET

1,623 sq ft (150.8 m²)

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

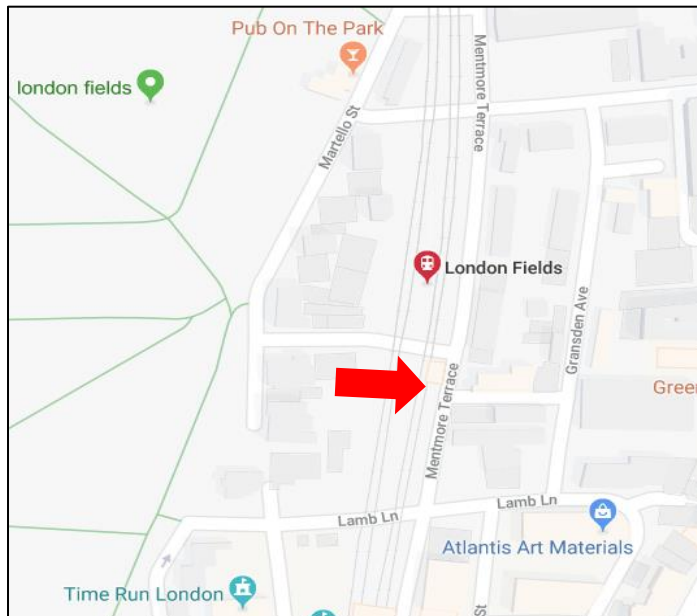
The property in close proximity to London Fields Overground Station, in the London Borough of Hackney. London Liverpool Street Station is within 10 minutes of London Fields Station via over-ground services, and there are a number of bus routes that operate in the area. Local occupiers in the area include Patty & Bun, E5 Bakehouse, London Fields Brewery and Pub on the Park.

Floor Areas (Gross Internal Area)

Arch 385	Sq ft	(m ²)
Ground Floor	1,623	150.8
<u>Total</u>	1,623	150.8

Terms

A new lease is available directly from the landlord on terms to be agreed. Offers in-excess of **£50,313.00 per annum**, exclusive, plus VAT.



@GoogleMaps

Description

The Arch is suitable for a variety of B class uses; industrial and business uses. The Arch is lined and has a concrete floor with a screed finish. There are two electric roller shutter doors one onto Mentmore Terrace, the other to the rear of the arch. The unit benefits from 3 phase power, 1 WC, a small kitchenette area and height to the crown of approximately 4.1m.

Rates

We understand the rateable value for Arch 385 is £19,750. The rates payable for 2017/18 equate to £9,735.75 per annum. Interested parties are advised to make their own enquires via the London Borough of Hackney.

Legal Costs

Each party is to bear their own legal costs. An undertaking for abortive costs will be sought by the landlord.



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Viewing

Viewings are available strictly by appointment through sole agents :-

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