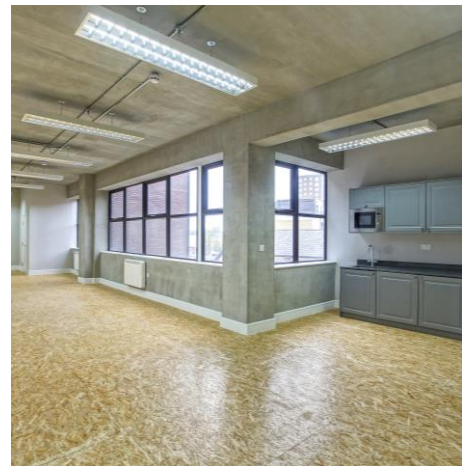


TO LET

MEDIA STYLE OFFICE SUITES – NEWLY REFURBISHED

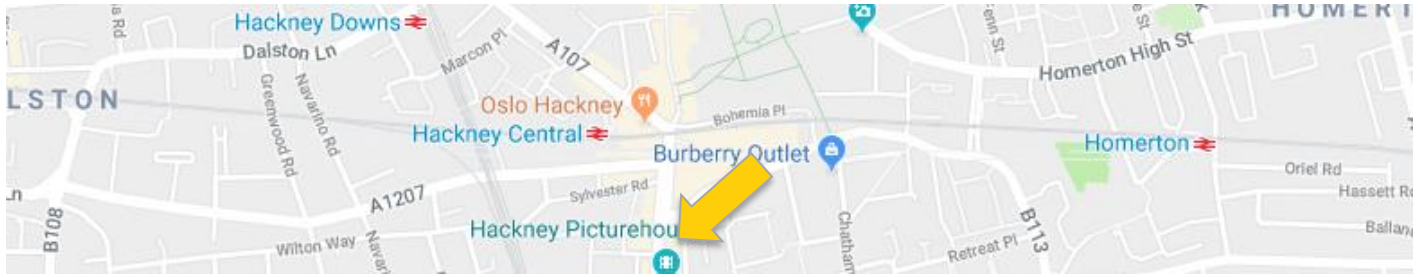
UNIT 11 - 290 MARE STREET, LONDON, E8 1HE

GIA: 688 FT² (63.91M²)



UNIT 11 - 290 MARE STREET, HACKNEY

LONDON E8 1HE



This striking building is prominently positioned opposite Hackney Empire Theatre. Hackney Central Station is a 2 minute walk to the north and prominent local venues including Hackney Picture House and Hackney Empire theatre. The area is well served by transport links with London Fields station also in walking distance, trains to Liverpool Street (every 15 minutes). Hackney Central provides connections.

Description

The available space is arranged over the first floor with some amenity on the ground floor also. The main entrance and common area are polished with a concrete finish and the stairs have terrazzo flooring. All units are fitted with stainless steel screw-less plaques, wall mounted heaters and temperature control air-conditioning. For security there are coded, audio-visual entry systems and double lock entry to each unit.

Amenities

- Air-conditioning/heating to each office
- Good natural light
- Cycle storage
- Hackney Central location
- Self-contained offices
- Concrete framed building
- Pendant lighting
- Kitchenette in each suite
- Passenger lift
- En-suite shower to each office

Unit 11	ft ²	m ²
Second Floor	688	63.91
Total	688	63.91

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

A new lease is available direct from the landlord.

Rent

£27.50 per ft²

Service Charge

£4 per ft²

Business Rates I

TBC – tenants may be eligible for small business rates, subject to enquiries with the local authority.

EPC

Rating D

Legal Costs

Each party to bear their own costs legal costs.

Viewing

By appointment with joint agents
Strettons
1-3 Sun Street
London
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