



## Unit 11, Monohaus Building

Monohaus, London, E8 3FW

### Creative Style Office/Studio Unit

**689 sq ft**  
(64.01 sq m)

- Concierge
- Great Transport Links
- Kitchen facility
- WC

# Unit 11, Monohaus Building, Monohaus, London, E8 3FW

## Summary

Available Size	689 sq ft
Rent	£18,000 per annum + VAT
Business Rates	EXEMPT
Service Charge	£6,549 per annum + VAT
EPC Rating	B

## Description

This unit is situated in Monohaus, home to a mix of creative tenants, a café, a restaurant and a gym. Arranged around an attractive atrium with a 24-hour concierge, a range of private office studios are available. This unit features full height double glazing with exposed concrete ceilings and benefit from raised access flooring, CAT 6 cabling and pendant lighting. Additionally, all tenants have access to a kitchen with lockers, break-out areas, WCs and shower facilities, meeting rooms, locker rooms, and cycle storage.

## Location

Monohaus is located in a prominent position on Mare Street but can also be accessed from Sidworth Street to the West and Helmsley Street to the North of the development. This location benefits from excellent transport links with London Fields mainline station within two hundred meters, providing regular trains to Liverpool Street with a journey time of 10 minutes. Hackney Central Overground Station is also within walking distance which provides easy access to London Underground Stations. Highbury & Islington is 7 minutes by train to the west of Hackney Central and Stratford is 13 minutes to the East.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 11	689	64.01
Total	689	64.01

## Viewings

Strictly by appointment only.

## Terms

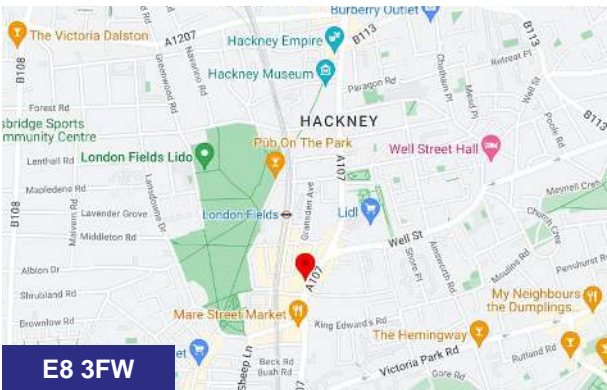
A new FRI Lease to be granted outside the security and provisions of the Landlord and Tenant Act 1954.

## Legal Costs

Each party to bear their own legal costs.

## VAT

Applicable.



## Viewing & Further Information

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