



## Monohaus

London Fields, London, E8 3FW

### Creative Style Office/Studio Units

**323 to 689 sq ft**  
(30.01 to 64.01 sq m)

- Concierge
- Bike Store
- Parking - separate arrangement
- Changing Rooms with Shower
- Communal Toilets and Kitchen Facilities
- Additional Meeting Room

# Monohaus, London Fields, London, E8 3FW

## Summary

Available Size	323 to 689 sq ft
Rent	£12,000 - £18,000 per annum
Business Rates	Upon Enquiry
VAT	VAT is Applicable on Rent and Service Charge
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Modern mixed-use development with restaurants, a coffee shop, and a large gym. The office space is fitted to a high specification including raised floors with Cat 6 cabling, fibre optic infrastructure, concierge, CCTV, WC, Kitchen facilities, shower facilities, and breakout space.

## 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 of the following

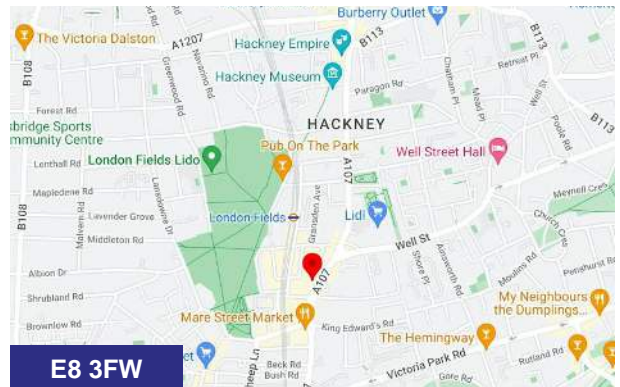
Name	sq ft	sq m	Rent	Service Charge	Total year	Availability
Unit - 11	689	64.01	£18,000 per annum	£6,549 /annum	£24,549	Available
Unit - 13	323	30.01	£12,000 per annum	£3,330 /annum	£15,330	Available
Unit - 14	543	50.45	£14,661 per annum	£5,605 /annum	£20,266	Available
Unit - 28	495	45.99	£15,500 per annum	£4,329 /annum	£19,829	Let

## 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.



## Viewing & Further Information

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