Est. 1955

Tarn
&Tarn

MONOHAUS BUILDING, 143 MARE STREET, LONDON FIELDS, E8 3FW

CREATIVE STYLE OFFICE/STUDIO UNITS 323 - 689 SQFT

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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.

AMENITIES

- Concierge
- Bike Storage
- Communal Breakout space
- Changing Rooms with Shower
- Communal Toilets and Kitchen Facilities
- Communal Meeting Rooms

UNIT 11

concierge
UNIT 13

UNIT 14

LOCATION

THE AREA

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.

TRANSPORT

- London Fields (4-minute walk) – Overground Line
- Cambridge Heath (11-minute walk) – Overground Line
- Hackney Central (15-minute walk) – Overground Line

ACCOMMODATION

FLOOR	SQ FT	RENT (£ pa)	SERVICE CHARGE (£ PA)	STATUS
UNIT 11	689	£18,000	£6,549	AVAILABLE
UNIT 13	323	£12,000	£3,330	AVAILABLE
UNIT 14	543	£14,661	£5,605	AVAILABLE
UNIT 28	495	£15,500	£4,329	LET

BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

TERMS

A New FRI Lease to be contracted outside of the provision and security of the Landlord and 1954

VAT

VAT Applicable on Rent, Rental Deposit, Service Charge and Building Insurance

LOCAL AUTHORITY

London Borough of Hackney

Est. 1955

Tarn &Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.