

Est. 1955

Tarn
&Tarn

WAREHAUS
15 SIDWORTH STREET
LONDON FIELDS
E8 3SD

BRAND NEW E-CLASS
UNITS IN THE HEART
OF LONDON FIELDS
1,151 – 6,391 FT²



DESCRIPTION

The available units comprise five self-contained spaces spanning the ground and lower ground floors in this mixed-use development. Each newly refurbished unit features essential amenities such as an open-plan layout, WC facilities, modern LED lighting, high ceilings, air conditioning, and floor-to-ceiling frontage. These amenities make it an ideal choice for any E-Use Class business looking to establish itself in the vibrant neighbourhood of London Fields.

SUMMARY

- Close Proximity to London Fields Overground Station
- Open Plan
- 24-Hour Class
- Self-Contained Units
- Air Conditioning
- Great Ceiling Height
- Floor-to-Ceiling Frontage








LOCATION

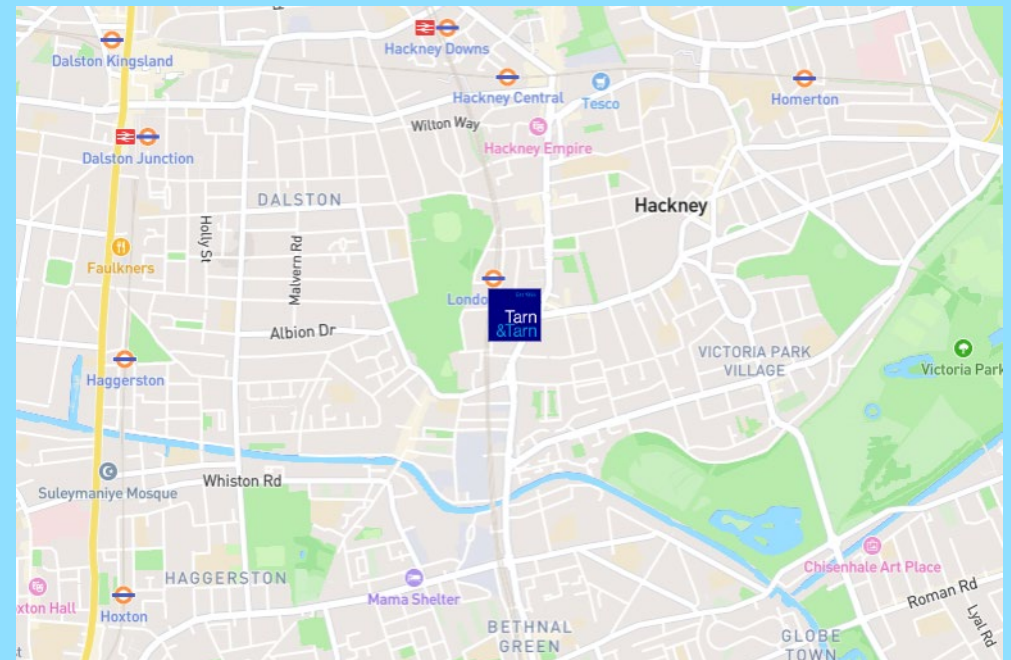
THE AREA

Warehaus development is located on the East side of Mentmore Terrace in a prominent position close to Mare Street. 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.



TRANSPORT

-  London Fields (2-minute walk) - **Overground Line**
-  Cambridge Heath (12-minute walk) – **Overground Line**
-  Hackney Central (15-minute walk) – **Overground Line**



ACCOMMODATION

UNITS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Unit 1	1,582	£59,328	£3.00	TBA	£64,074	AVAILABLE
Unit 2	1,237	£46,392	£3.00	TBA	£50,103	AVAILABLE
Unit 3	1,151	£43,164	£3.00	TBA	£46,617	AVAILABLE
Unit 4	1,184	£44,400	£3.00	TBA	£47,952	AVAILABLE
Unit 6	1,237	£46,392	£3.00	TBA	£50,103	AVAILABLE
TOTAL	6,391					

TERMS

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

BUILDING INSURANCE

TBA

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



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VIEWINGS

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