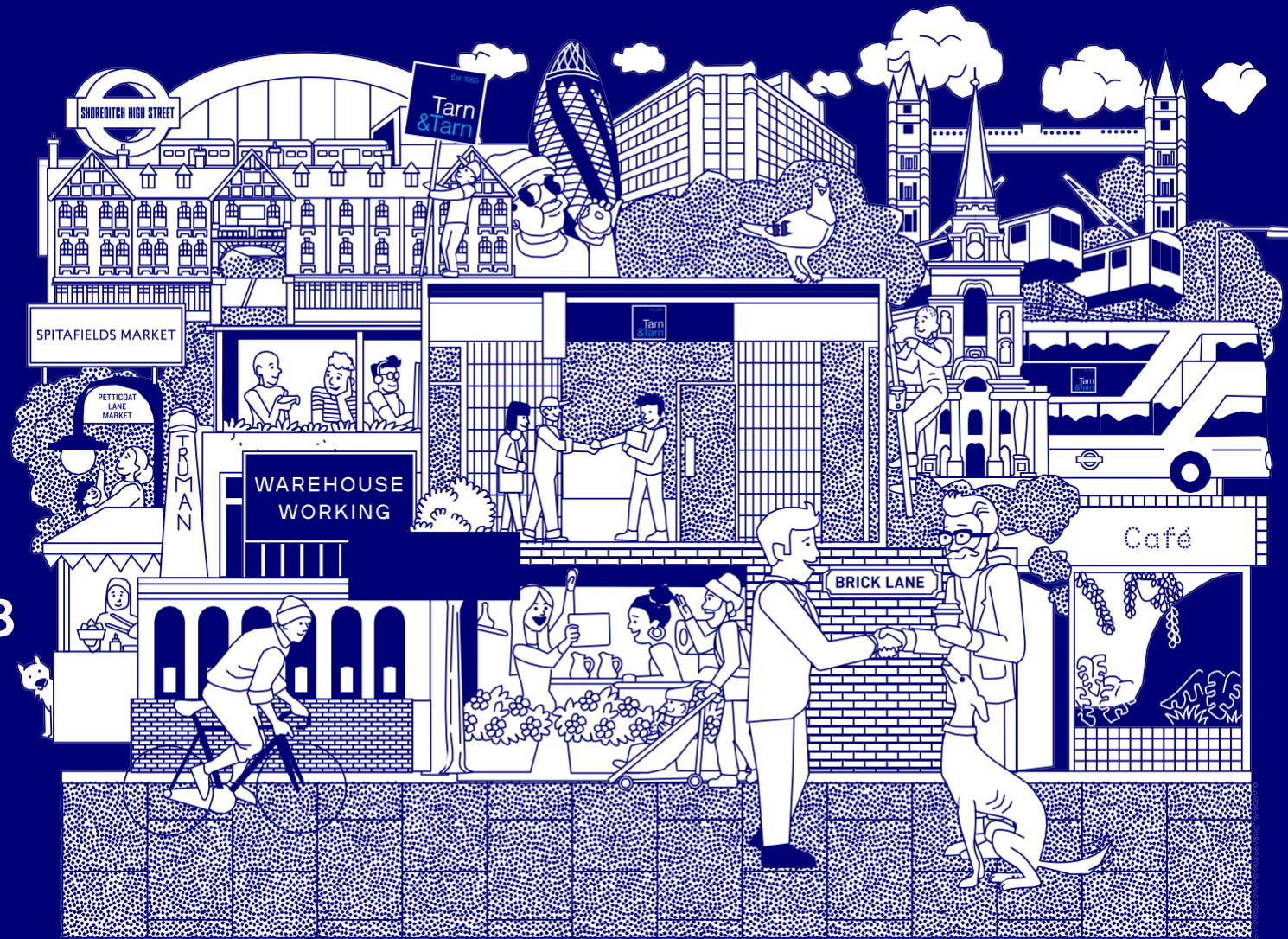


Est.1955

Tarn
&Tarn

UNIT B, MENT HOUSE,
1B MENTMORE
TERRACE, LONDON, E8
3DQ

SELF-CONTAINED
STUDIO/OFFICE UNIT
IN A MIXED-USE
BUILDING
1,720 FT



DESCRIPTION

Located on a prominent corner position of Mentmore Terrace whereby the junction meets with Lamb Lane, the property benefits from excellent transport links with London Field Station (Overground) only 0.2 miles to the North. There is a wealth of amenities within the immediate vicinity including retailers, restaurants, cafes and leisure providers such as Mare Street Market, Pizza Express, Lild and Hackney Empire & picture house.

AMENITIES

- Good natural light
- Excellent transport links
- Security shutters
- Meeting rooms
- Goods lift
- Bike store








LOCATION

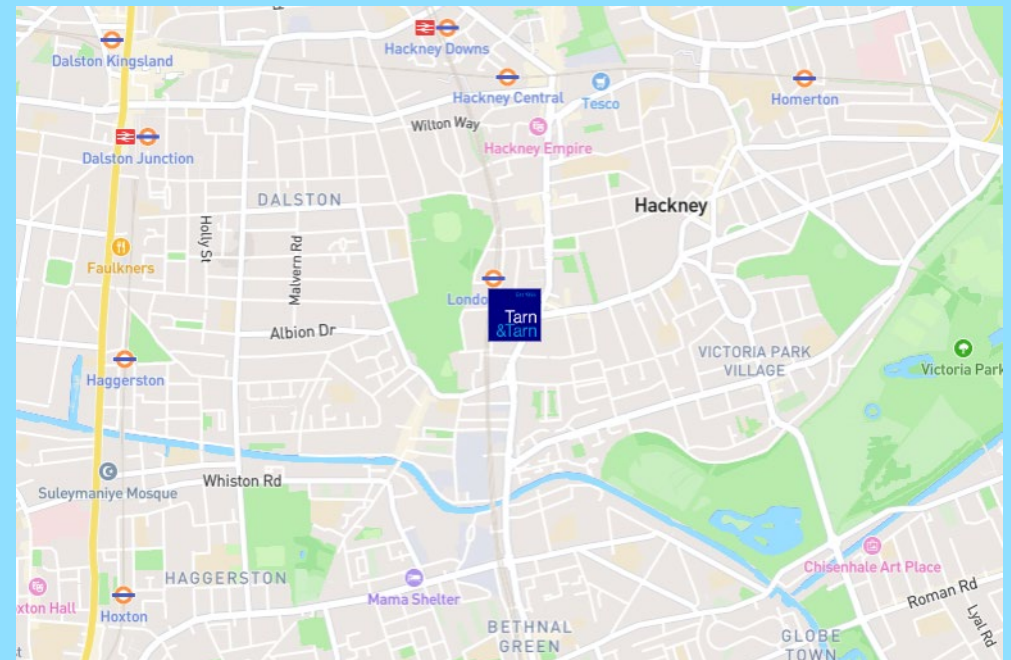
THE AREA

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

FLOOR	FT²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 st Floor	1,720				
TOTAL	1,720	£47,300	TBC	TBC	£47,300

BUILDING INSURANCE

TBC

TERMS

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

VAT

TBC

EPC

Rating : D

LEGAL COSTS

Each Party to bear their own costs

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 Tower Hamlets



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.