

Est. 1955

# Tarn &Tarn

**BASEMENT UNIT  
SMOKEHAUS  
11 SIDWORTH STREET  
LONDON FIELDS  
E8 3SD**

**VERSATILE  
BASEMENT  
COMMERCIAL SPACE  
IN THE HEART OF  
LONDON FIELDS**

**1,330 SQFT**

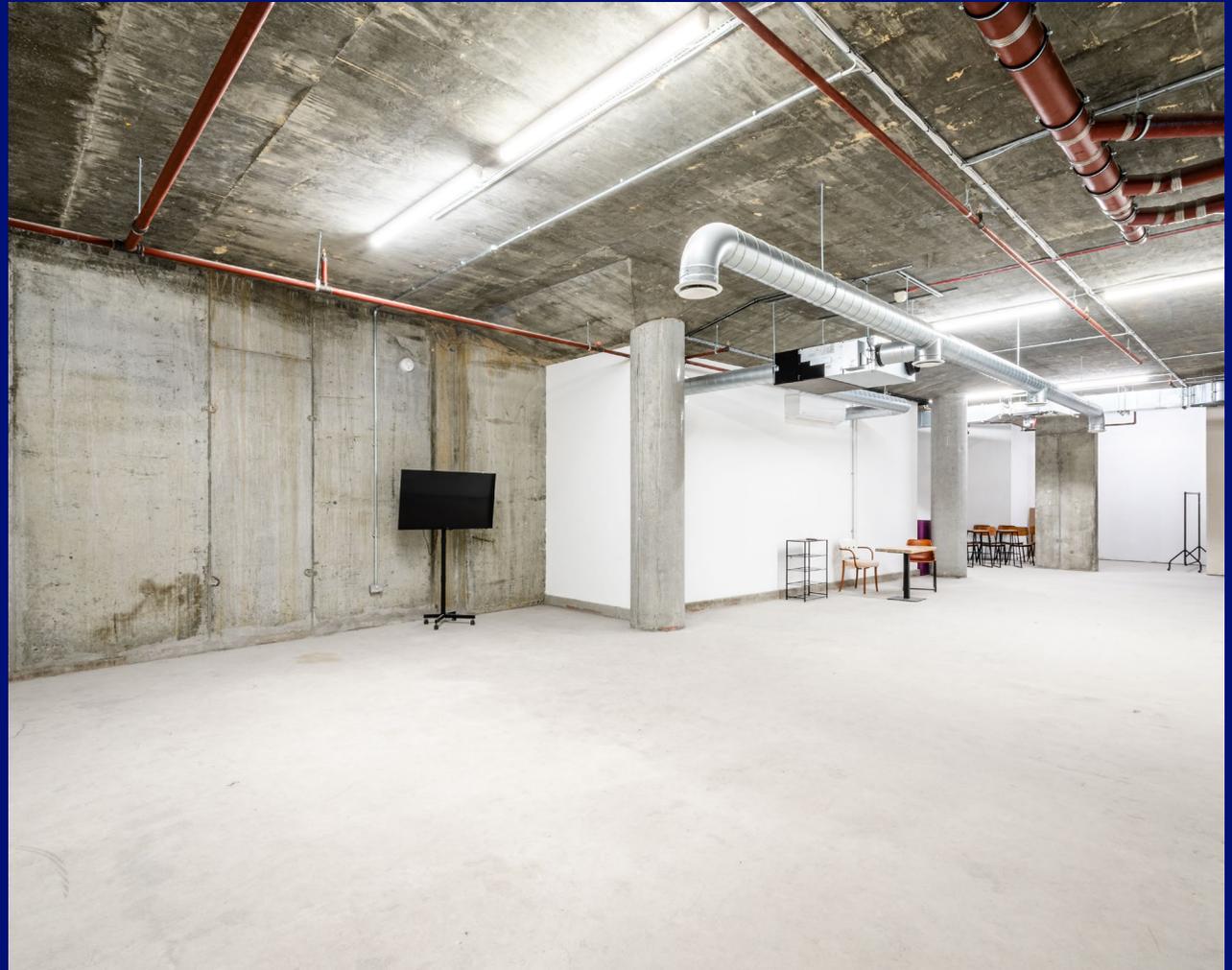


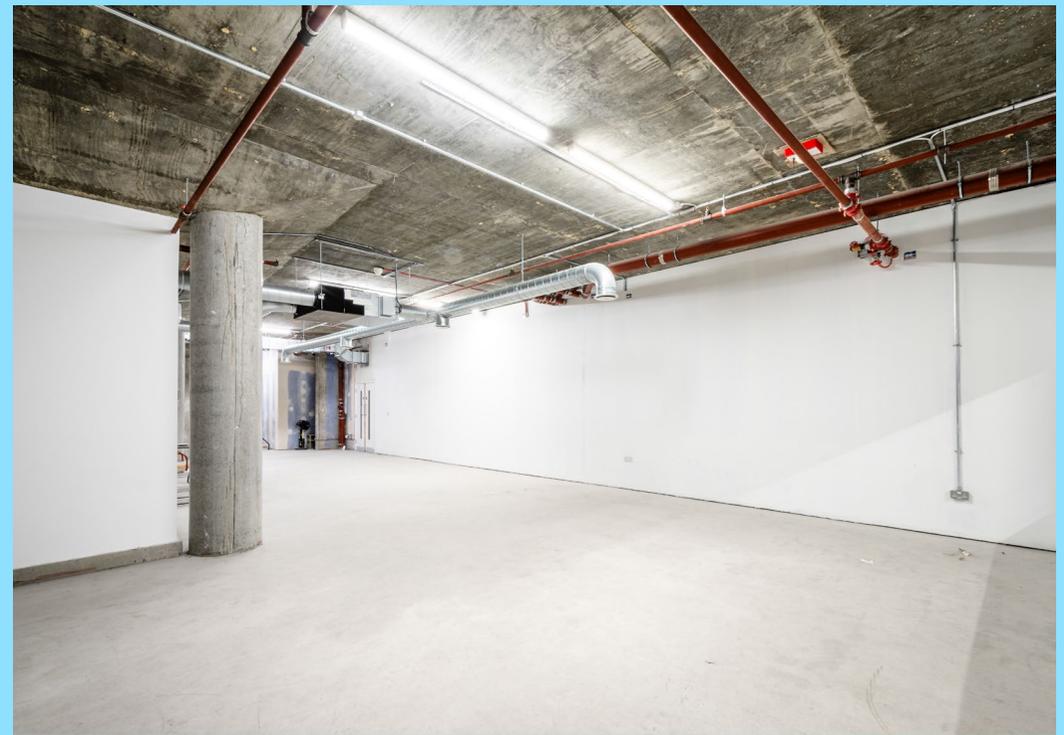
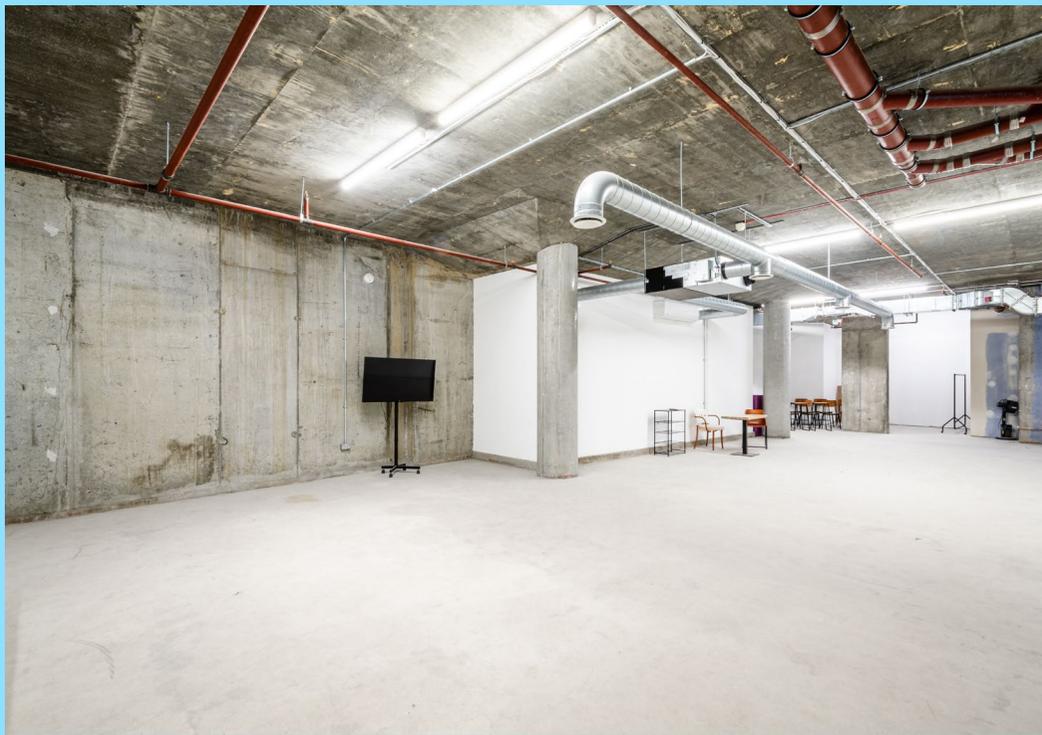
# DESCRIPTION

The available accommodation comprises a well-presented basement commercial unit within the characterful Smokehaus development on Sidworth Street, London E8. The space benefits from HVAC system and excellent ceiling height, providing an open and comfortable working environment, together with DDA compliant access via a passenger lift serving the building. The unit offers flexible accommodation suitable for a variety of occupiers including office, creative studio, consultancy or health and wellness related businesses, subject to the necessary consents. The layout provides a practical and adaptable workspace within a vibrant East London location popular with creative and professional occupiers.

# SUMMARY

- HVAC
- Communal WC
- 3.5M Ceiling Height
- Passenger lift
- Showers
- Exposed concrete
- DDA Compliant
- Concierge
- Bike Storage





# LOCATION

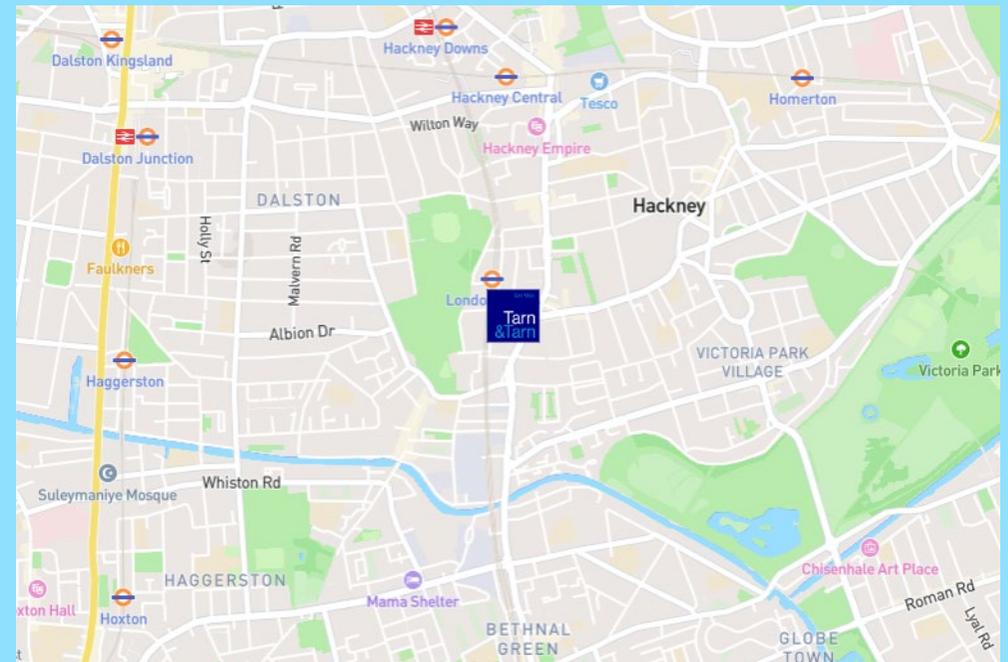
## THE AREA

The property is positioned in the centre of London Fields, widely regarded as one of the most dynamic pockets within the City Fringe. The area has evolved into a well-established lifestyle and cultural hotspot, combining a strong mix of independent operators and well-known brands that create a lively day-to-evening atmosphere. Renowned for its concentration of popular restaurants, cafés and bars, London Fields continues to attract a diverse and affluent customer base. Located just a short walk from London Fields Park and the Overground station, the unit benefits from excellent transport connections, providing swift access to The City and Central London.



## TRANSPORT

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



# ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Basement	1,330	£24,006.48	£8,964.24 PA	TBA	£32,970.48
<b>TOTAL</b>	<b>1,330</b>				

# TERMS

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

# 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.

# BUILDING INSURANCE

TBA

# LOCAL AUTHORITY

London Borough of Hackney

# VAT

Applicable



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**