

ARTHAUS, E8

59 - 1,023 SQ FT
BRAND NEW COMMERCIAL STUDIO & OFFICE
SPACES AVAILABLE FOR RENT
HACKNEY, E8





Concierge

ng Room

udio 2

HEAT

DESCRIPTION

This mixed-use development offers characterful and media style commercial units split over 3 floors. The building benefits from an impressive reception and lounge area with a glazed atrium at the heart of the building, providing excellent natural light. The office spaces available are newly refurbished and benefit from central heating, raised floors and high ceilings. A meeting room is also available and can be booked on an hourly basis.

AMENITIES



24 HOUR ACCESS



AIR
CONDITIONING



SHOWERS



MEETING ROOMS



DDA
COMPLIANT



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



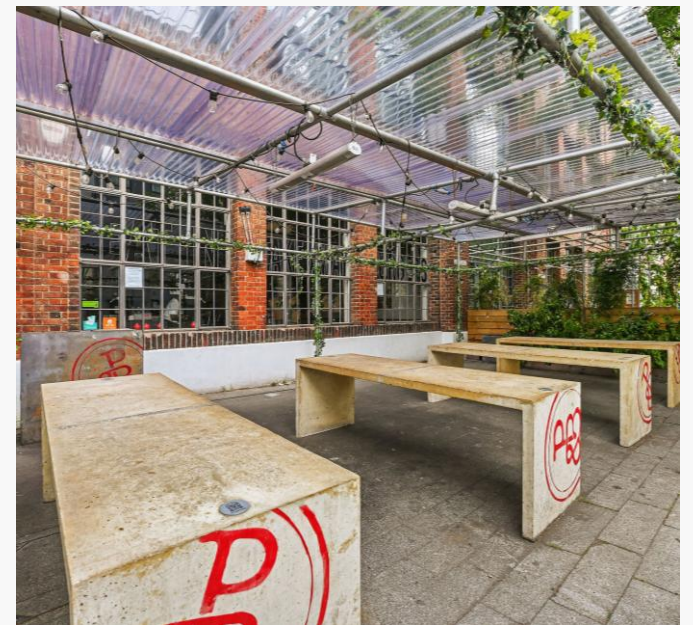
OPEN PLAN



GREAT CEILING
HEIGHTS

BRAND NEW COMMERCIAL SPACES AVAILABLE FOR RENT





TRANSPORT

London Fields – 5 Mins Walk



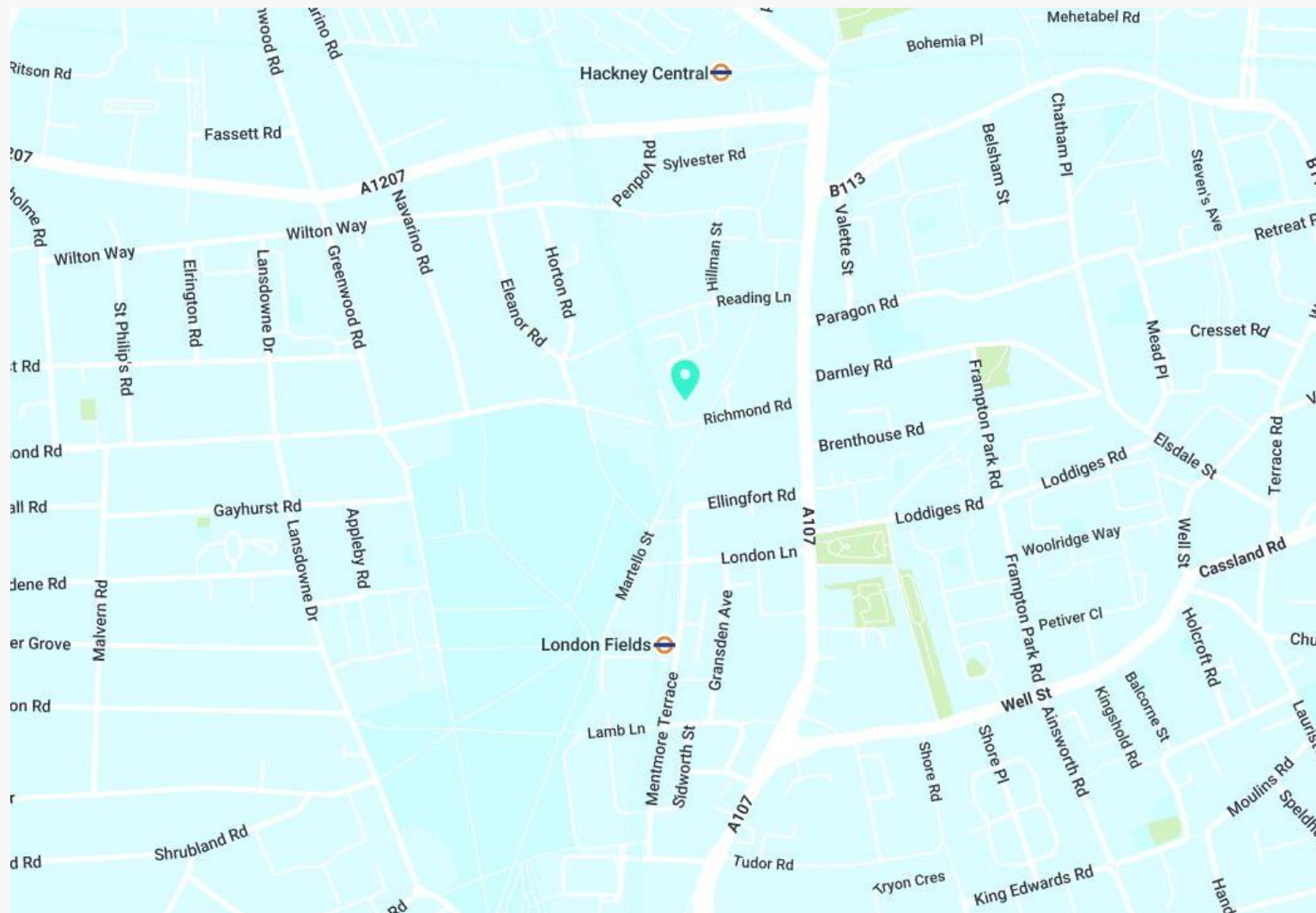
Hackney Central – 8 Mins Walk



AREA

Arthaus is located in the heart of Hackney, minutes' walk from London Fields and Broadway Market. Home to young creative types, it's an area with strong community ties and is known for its great bars and restaurants. The nearby overground stations offer great connectivity to the City of London and Stratford offering further connections east.

LOCATION



AVAILABILITY

LEASE

Available by way of sublease or assignment. A new lease may also be negotiable.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

AVAILABILITY

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)
10	1 st	291	Available	£9,500	TBC	£10.29
11.1	1 st	254	Available	£13,000	TBC	£10.29
11.2	1 st	156	Available	£10,000	TBC	£10.29
16	2 nd	291	Available	£9,500	TBC	£10.29
17	2 nd	504	let	£15,000	TBC	£10.29
18	2 nd	344	Available	£12,000	TBC	£10.29
21	2nd	321	Available	£15,000	TBC	£10.29

VIEWINGS VIA JOINT SOLE AGENTS

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