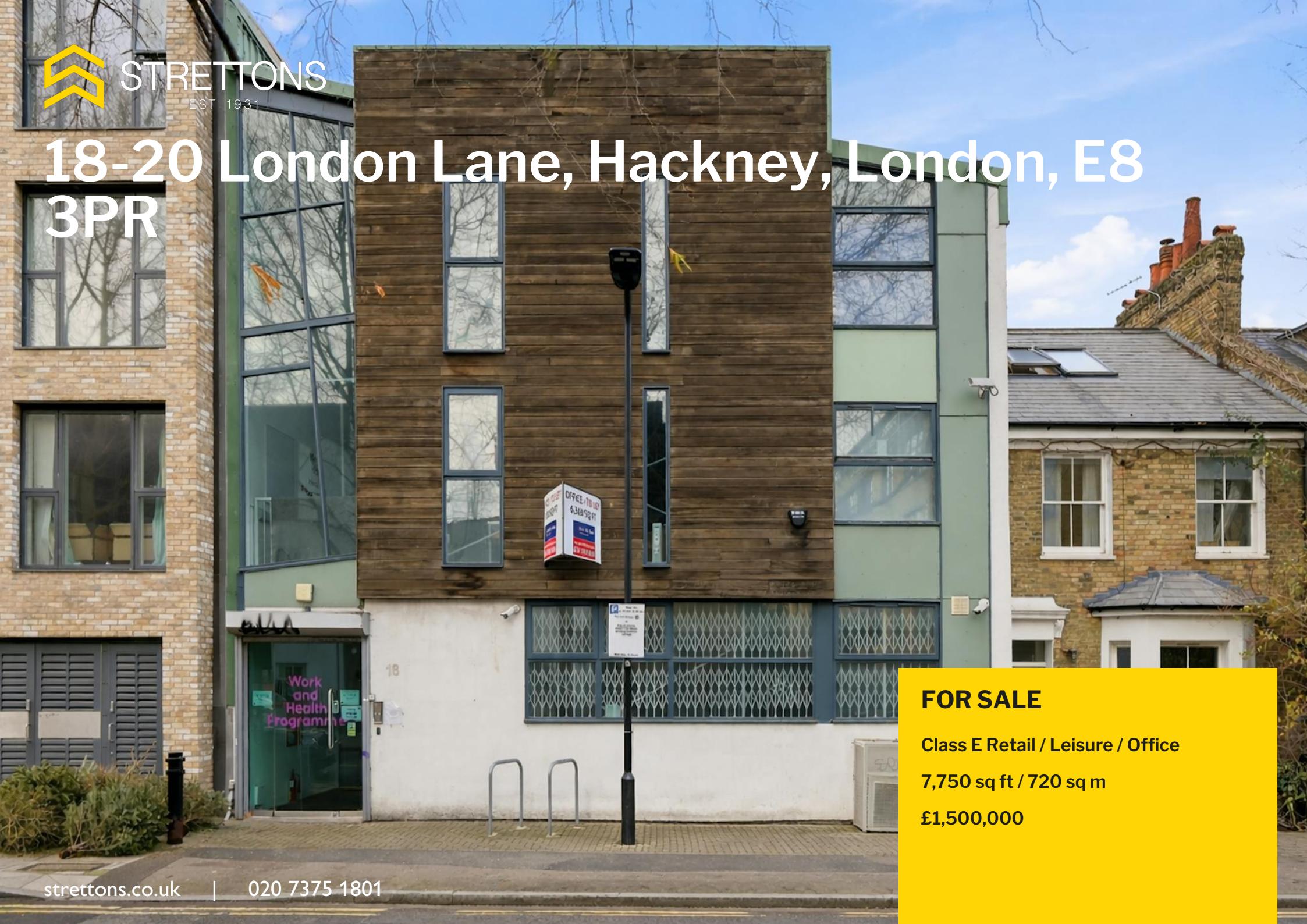


**18-20 London Lane, Hackney, London, E8
3PR**



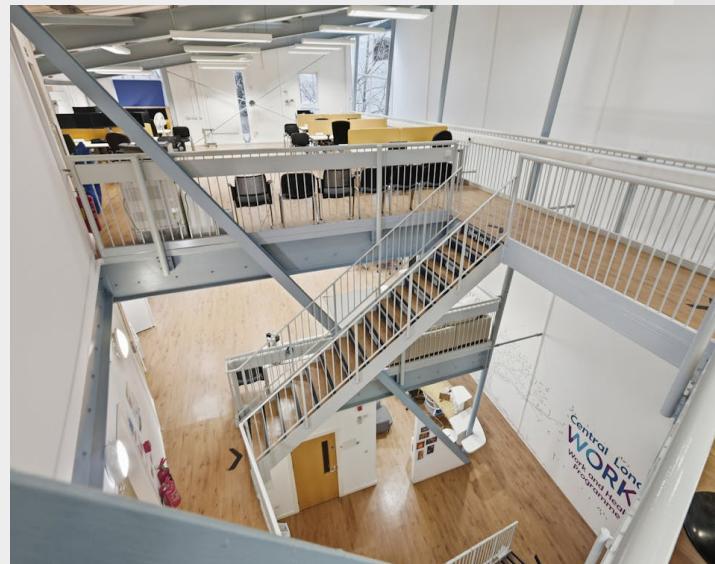
FOR SALE

Class E Retail / Leisure / Office

7,750 sq ft / 720 sq m

£1,500,000

A rare self-contained freehold commercial building available for sale in central London Fields



- Rare freehold offered for sale equating to a low capital value of £194 per sq ft based on the GIA
- A bid deadline of 27th February 2026 for all expressions of interest
- Striking staircases and full-height atrium spanning all floors
- Fully fitted kitchens WCs and lift access
- Freehold sale, subject to vacant possession
- Scope for conversion for alternative uses, including residential - subject to planning consents.

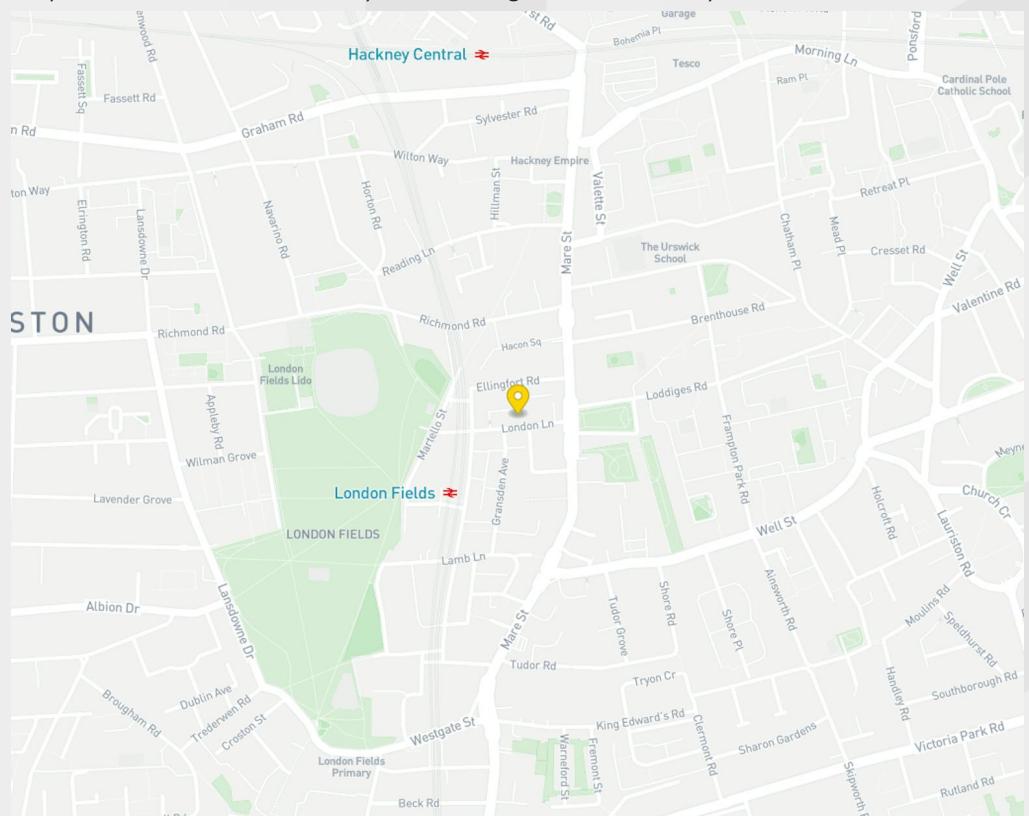


Description

A self-contained three-storey office with a terrace, offering predominantly open-plan accommodation. The building features striking staircases and a full-height atrium void spanning all three floors, providing excellent natural light throughout. The accommodation includes partitioned meeting rooms and workspace suites, fully fitted kitchens, WCs, and lift access. The property extends to 7,750 sq ft GIA (5,965 sq ft NIA). The property is available for sale with potential to lease, with a deadline for bids of 27th February 2026.

Location

Situated on the north side of London Lane in the heart of Hackney's London Fields, the property enjoys excellent connectivity and accessibility. London Fields Overground station is just a two-minute walk away, and the area is well served by a variety of local bus routes. The building is also ideally positioned close to London Fields Park and within a five-minute walk of the vibrant Broadway Market. A wide selection of independent restaurants, cafés, shops and bars are located nearby, contributing to the area's lively character.



Accommodation / Availability

| Unit | Sq ft | Sq m | * Rent (sq ft) | Price | Rates Payable (sq ft) | Service charge | Availability |
|--------------|-------|--------|----------------|------------|-----------------------|----------------|--------------|
| Ground | 2,897 | 269.14 | - | - | - | - | Available |
| 1st | 2,500 | 232.26 | - | - | - | - | Available |
| 2nd | 2,353 | 218.60 | - | - | - | - | Available |
| Unit - Total | 7,750 | 720 | £25 | £1,500,000 | £12.75 | N/A | Available |

* Potentially for lease

Tenure

Freehold / potential New Lease

EPC

B

VAT

Applicable

Configuration

Fitted

Contacts

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