



STRETTONS

EST 1931

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

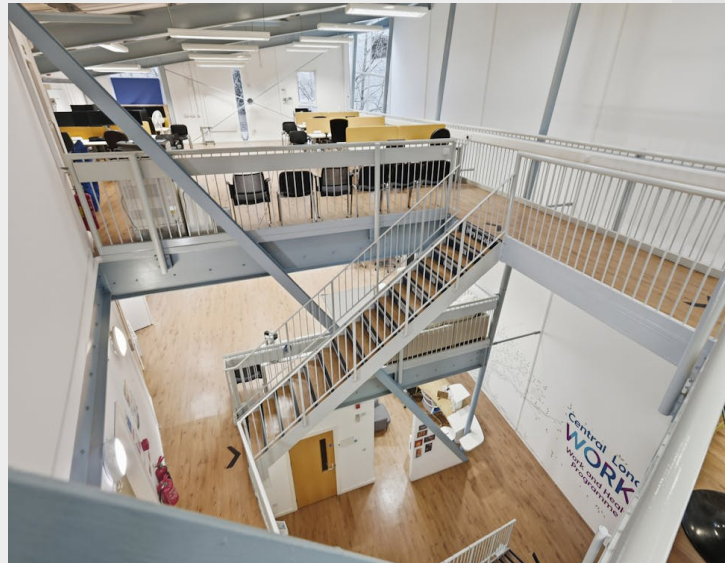
TO LET

Class E Retail / Leisure / Office

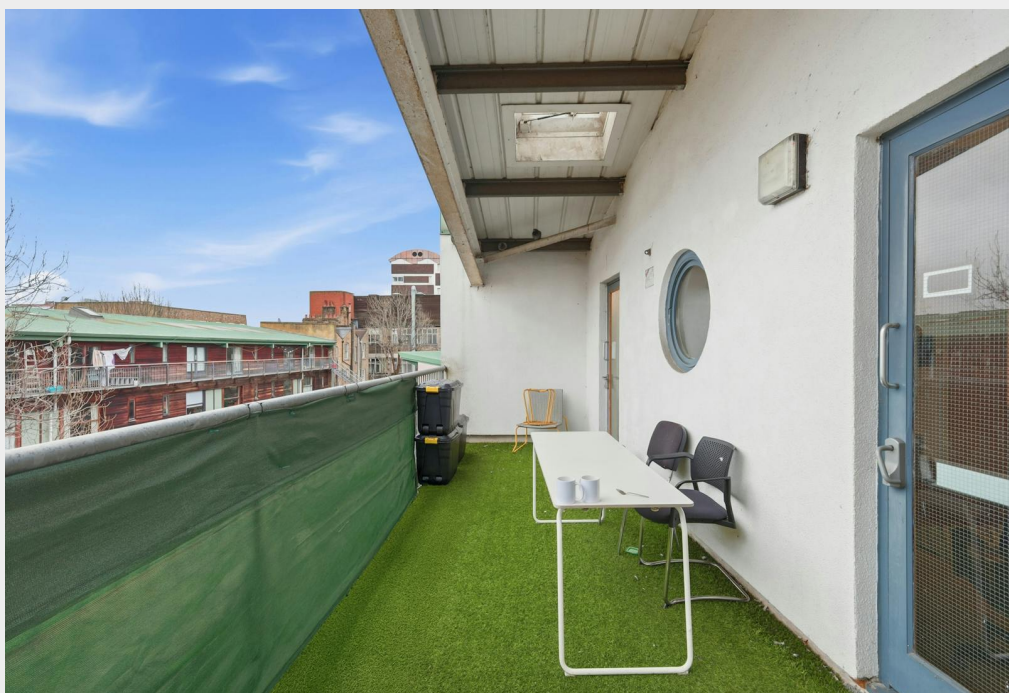
7,750 sq ft / 720 sq m

£26.50 per sq ft

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



- Self-contained London Fields commercial building
- Full height atrium from ground floor reception up to the second floor
- Private terrace
- Fully fitted kitchens, WC's and lift access
- Suitable for a range of potential uses within Class E including Office, Fitness, Leisure
- Whole building available on a single lease, available from September 2026
- Sizes based on the Gross Internal Area

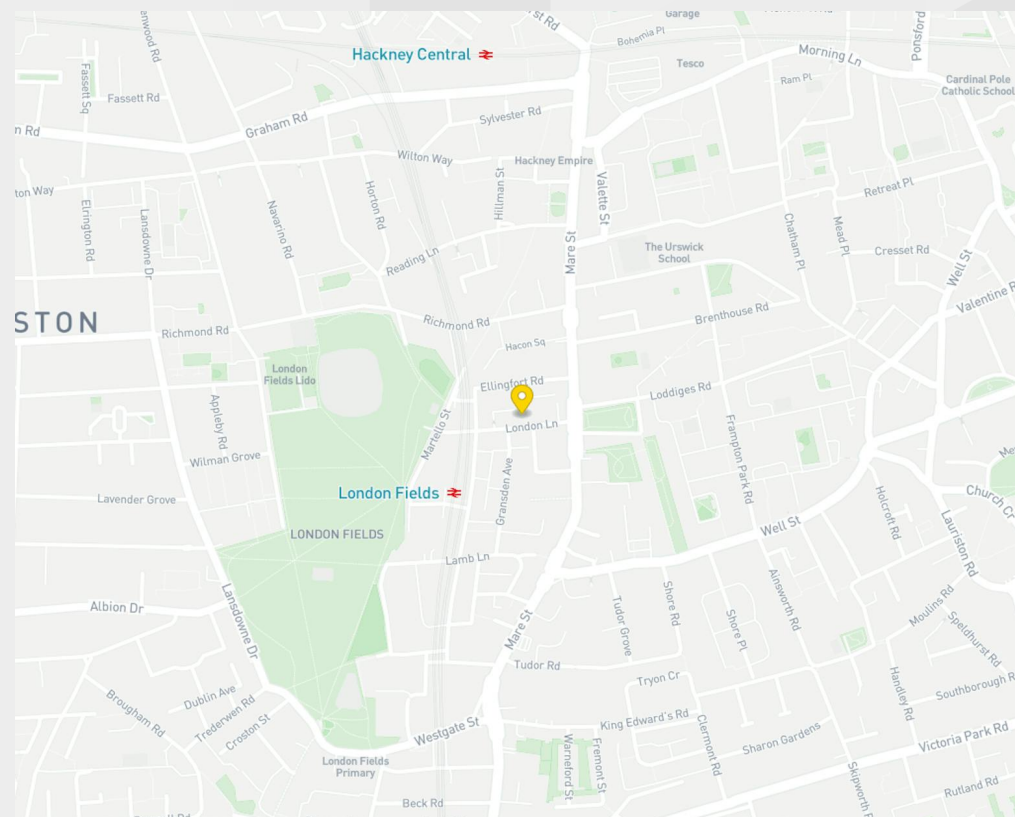


Description

A self-contained three-storey office building 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 is available from September 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)	Rates Payable (sq ft)	Service charge	Availability
Ground	2,897	269.14	£26.50	On Application	On Application	Available
1st	2,500	232.26	£26.50	On Application	On Application	Available
2nd	2,353	218.60	£26.50	On Application	On Application	Available
Unit - Total	7,750	720	£26.50	£13.39	On Application	Available

Tenure

New Lease

EPC

B

VAT

Not applicable

Configuration

Fitted

Contacts

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Further Information

[Floor Plans](#)

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