



TO LET

385 Mentmore Terrace,
London Fields, E8 3PA



Video Link

**Industrial Opportunity Near
London Fields Station**

1,450 sq ft

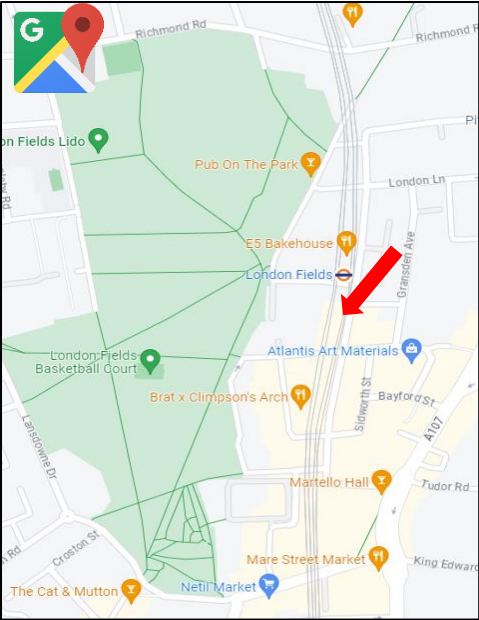


Grant Mills Wood
chartered surveyors

www.grantmillswood.com

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Description

The arch is suitable for a variety of industrial and business uses. The unit, which is lined and of brick construction, with a concrete floor. There are electric roller shutter doors on either side, with separate pedestrian entrances. These lead to a loading area in the shared yard at the rear and onto Mentmore Terrace to the front. The unit benefits from a 3-phase power supply, water and W/C facilities with a small kitchenette provision.

The unit has dual access, with access onto Mentmore Terrace and Lamb Lane

- Shared Yard Space
- Newly Refurbished Concrete Floor
- WC facilities
- 3 Phase Power
- Strip Lighting

Location

The property is well located on Mentmore Terrace, less than 50 metres from the London Fields Overground Station. As a result, there are many populous locations within a short train journey.

London Liverpool Street (7 mins), Bethnal Green (4 mins), Hackney Downs (7 mins) and Seven Sisters (11 mins)

London Fields Park is a short walk from the property. Neighbouring tenants on Mentmore Terrace include: Rosa's Thai, Hotpod Yoga, E5 Bakehouse, Pockets and Bread & Truffle.

Floor Area (GIA)

	Sq ft	Sq m
Ground Floor	1,450	135

Terms

The arches are available on a new lease directly from the landlord for a term to be agreed at a rent in-excess of **£53,040 pa exclusive, plus VAT.**

Rates

Interested parties are advised to make their own enquiries via the London Borough of Hackney.

Plans

Plans are available upon request

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



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