BELCOR

SMOKEHAUS
E8

550 - 2,363 SQ FT
BEAUTIFUL LONDON FIELDS
OFFICE & RETAIL OPPORTUNITIES, E8


London Fields Station
COMING SOON
BRAND NEW OFFICE UNITS TO LET
OFFICE SPACES COMING SOON

BELCOR

SMOKEHAUS
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DESCRIPTION

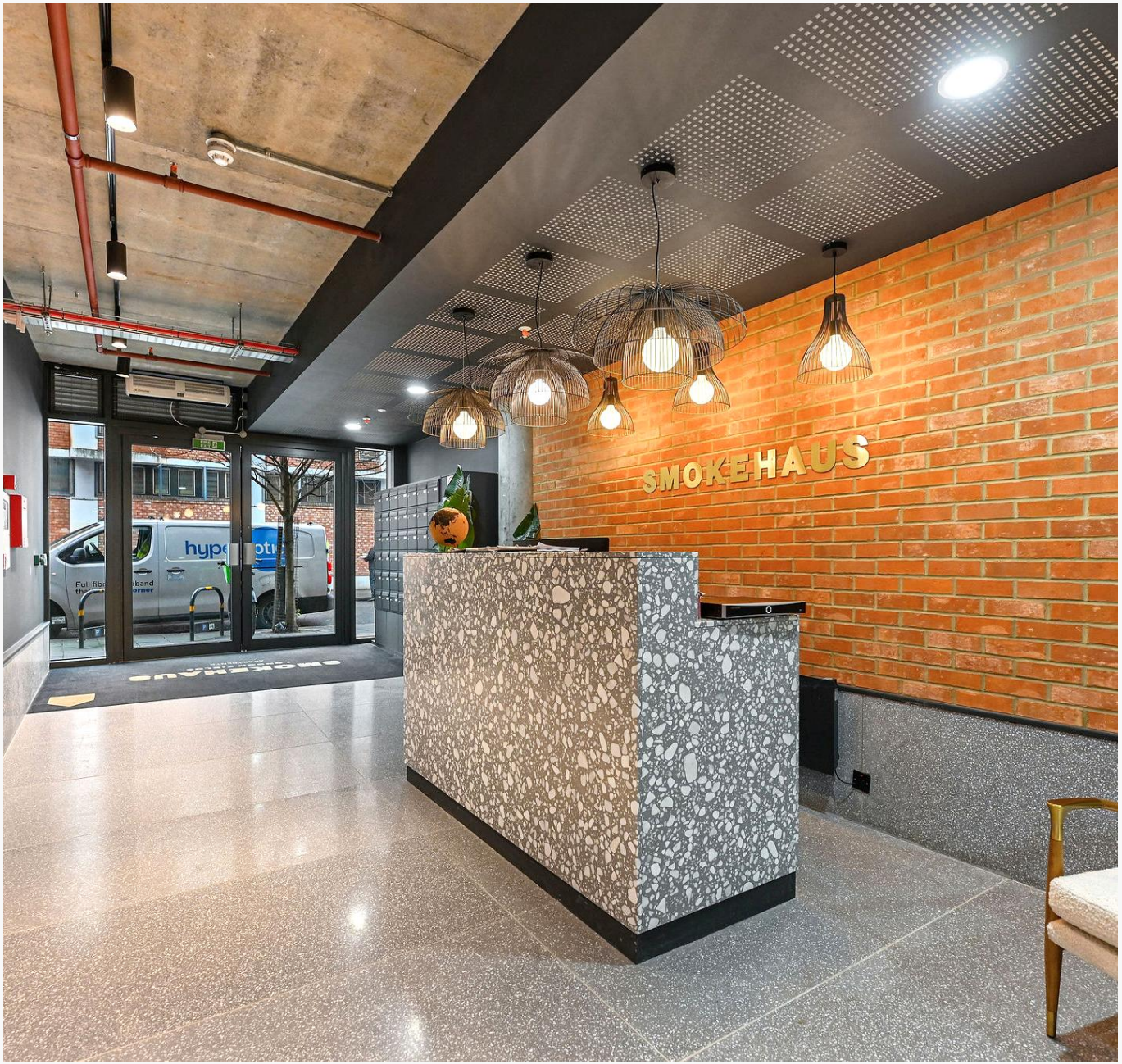
Smokehaus, a visionary project by Union Developments, is a mixed-use development, comprising of 30,000 sq ft of versatile space for retail, leisure, and offices. This development serves as a vibrant community hub for all of Hackney to embrace. The available retail spaces compliment the abundance of newly developed residential occupiers' local footfall and London Fields park and Broadway Market visitors. Office spaces are delivered in CAT A condition with brand new communal kitchens and bathrooms.

AMENITIES

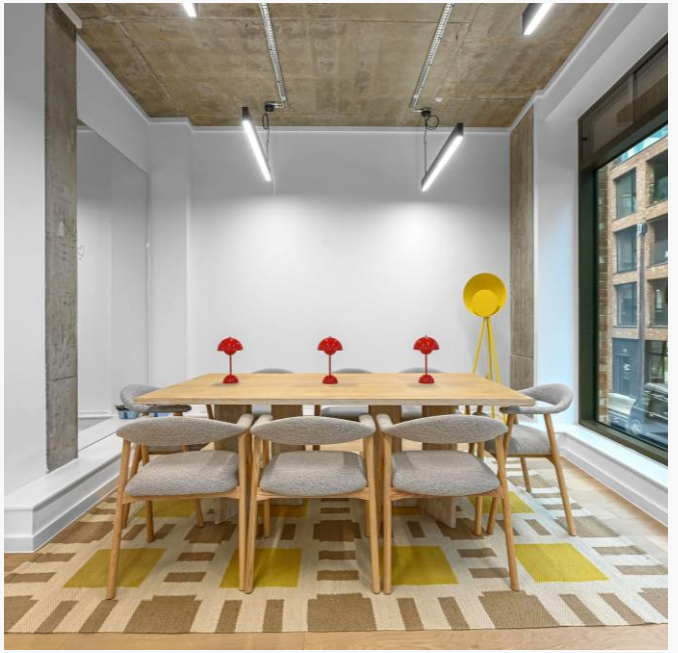


BEAUTIFUL LONDON FIELDS OFFICE & RETAIL SPACES




SMOKEHAUS





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TRANSPORT

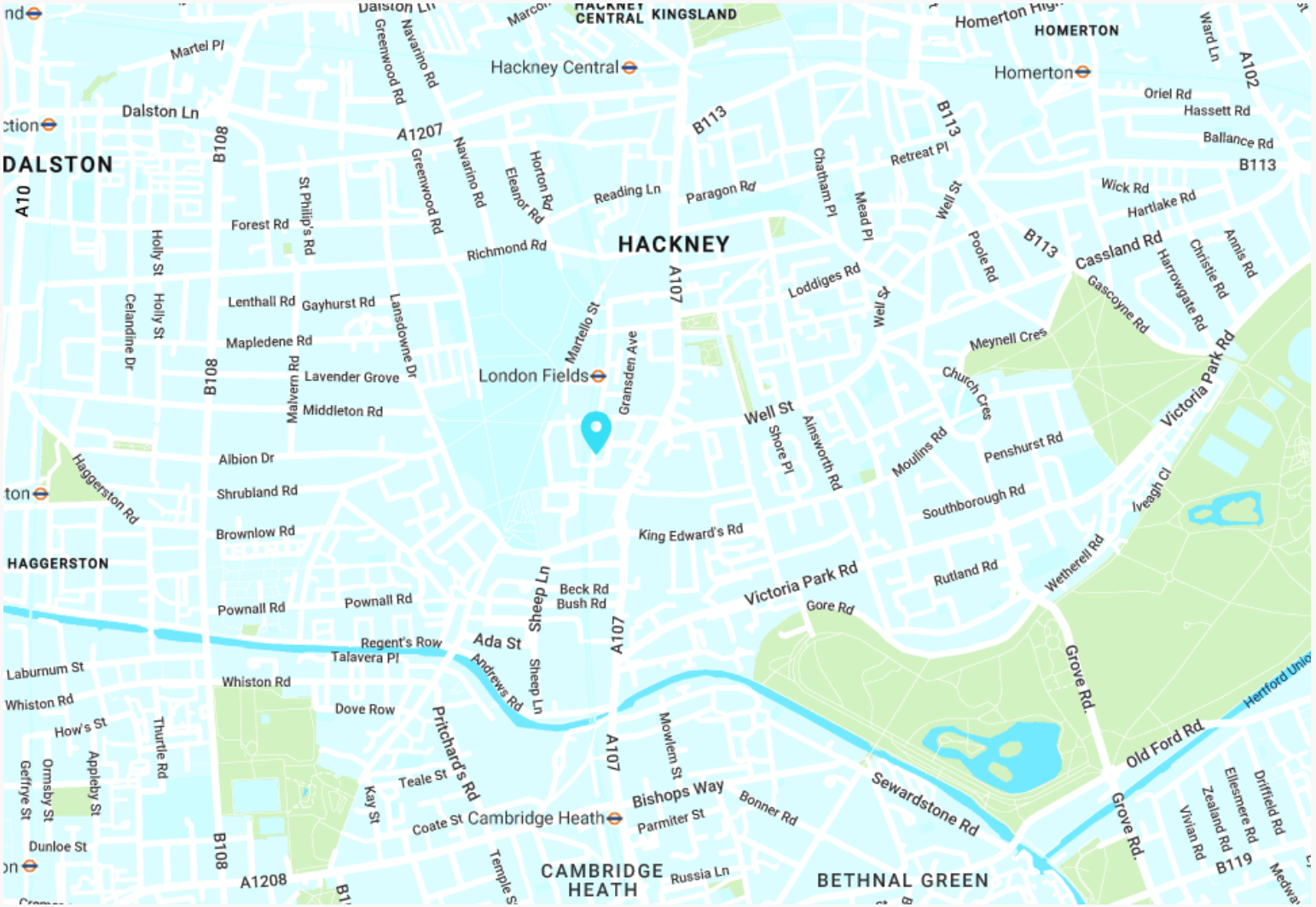
London Fields– 2 Mins Walk

Hackney Central – 11 Mins Walk

AREA

The property is located in the heart of London Fields, one of the City Fringe's most vibrant areas. The surrounding location has become an outstanding lifestyle and cultural destination, filled with buzzing new establishments alongside existing favourites. London Fields is a thriving hub of restaurants and bars. Situated moments from London Fields Park and the overground station, the unit offers great connectivity to a vast range of transport hubs linking to The City and Central London.

LOCATION



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Office Availability

UNIT	FLOOR	SIZE (PSF)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4	1ST	703	Available	£35,000.00	TBC	£6.74	£3,311
5	1ST	757	Available	£25,000.00	TBC	£6.74	£2,508
6	1ST	1,058	Available	£45,000.00	TBC	£6.74	£4,344
15	Lower Ground	2,363	Available	£63,801.00	TBC	£6.74	£6,643

Retail Availability

8	Ground	513	Available	£30,000.00	TBC	£6.74	£2,763
9	Ground	552	Available	£30,000.00	TBC	£6.74	£2,810
10	Ground	1,250	Available	£47,175.00	TBC	£6.74	£4,633

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

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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VIEWINGS VIA JOINT SOLE AGENTS

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