



23 MENTMORE TERRACE

LONDON FIELDS

6,570 sq ft contemporary fully fitted and furnished office space to let



FULLY EQUIPPED OFFICES

23 Mentmore Terrace provides 6,570 sq ft of contemporary fitted and furnished space offering exceptional self-contained offices, ideally located opposite London Fields train station. The building benefits from a private terrace and comprehensive end-of-trip facilities.



BIKE STORAGE AND BREAKOUT



BUILDING EXTERIOR



TERRACE



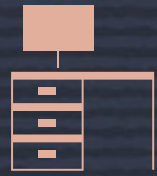
KITCHEN



MEETING ROOM



HIGHLIGHTS



CONTEMPORARY FITTED
AND FURNISHED SPACE



OPPOSITE LONDON
FIELDS TRAIN STATION



SELF-CONTAINED
OFFICES



END-OF-TRIP FACILITIES
(WITH ACCESSIBLE SHOWER)



AMENITY FILLED
LOCATION



3 FITTED
KITCHENS



3 MEETING ROOMS



6 SELF-CONTAINED WCS
(2 ACCESSIBLE)



6 BREAKOUT AREAS



FLEXIBLE EVENT SPACE



DEDICATED LIFT TO
GROUND FLOOR



WORKSPACE



BREAKOUT AREA

CONTEMPORARY
FITTED AND
FURNISHED
OFFICE SPACE

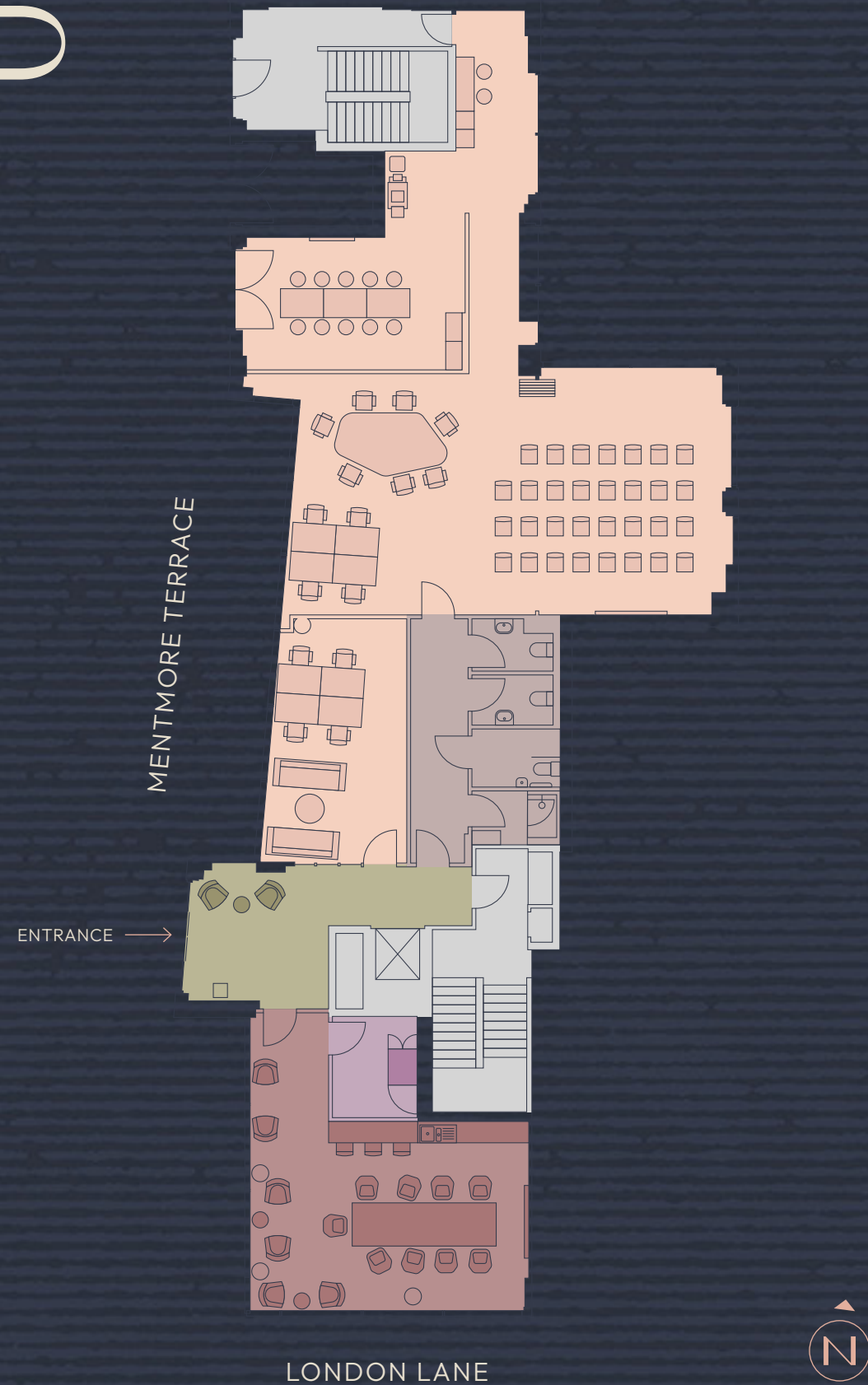


GROUND FLOOR

2,723 SQ FT | 253 SQ M

- 1 Welcome Area
- 8 Workstations
- 2 Informal Meeting Areas
- 1 Innovation Area
- 3 Breakout Areas
- 1 Presentation Area
- 1 Comms Room
- 1 Kitchen
- 3 WCs (1 accessible)
- 1 Shower

- OFFICE SPACE
- WELCOME AREA
- KITCHEN
- DEMISED WCS
- COMMS ROOM
- CORE

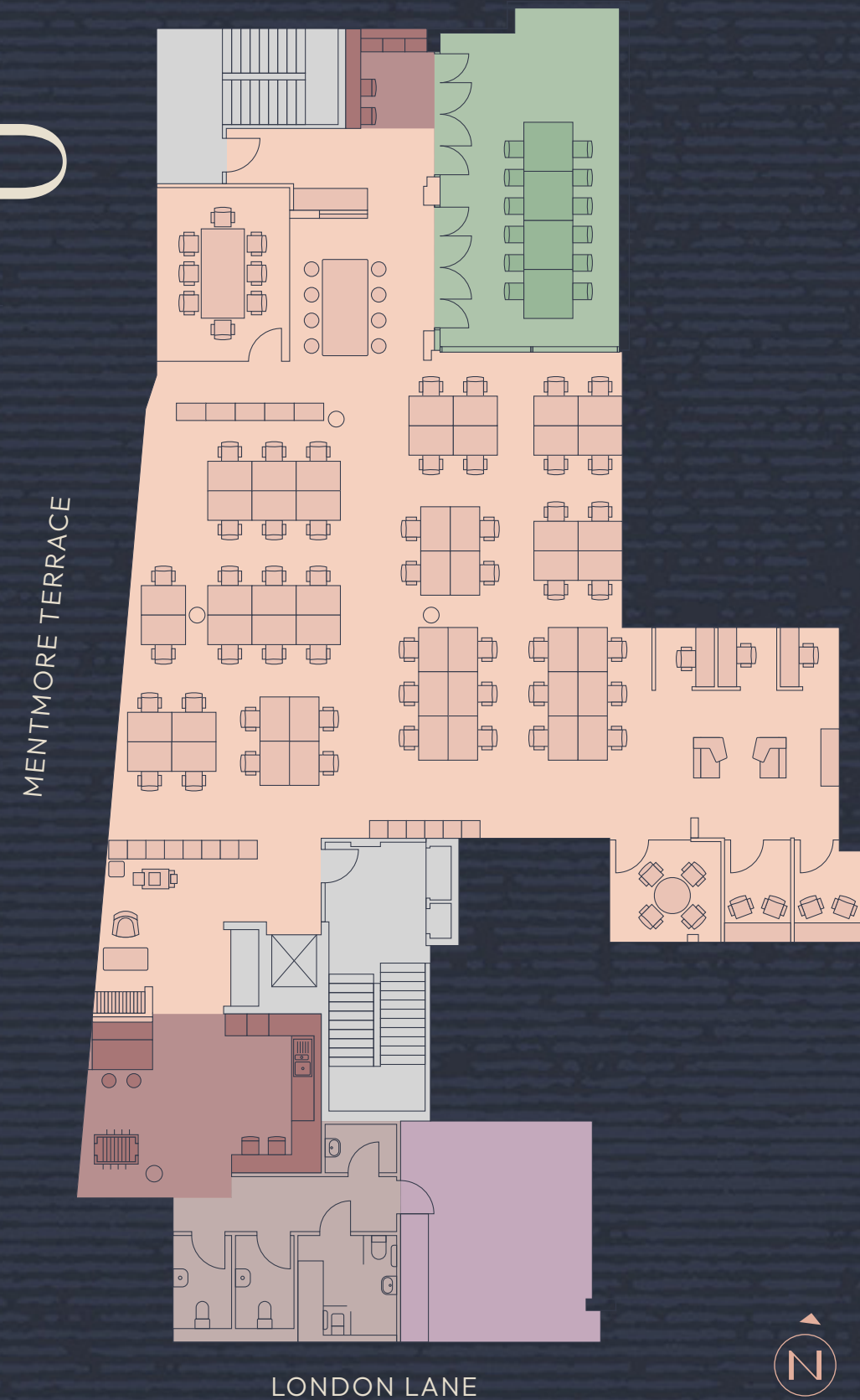


LOWER GROUND

3,847 SQ FT | 357.4 SQ M

- 50 Workstations (approx.)
- 3 Informal Meeting Areas
- 5 Focus Pods
- 3 Breakout Areas
- 2 Meeting Rooms
- 2 Kitchens
- 1 Private Terrace
- 3 WCs (1 accessible)
- 1 Accessible shower

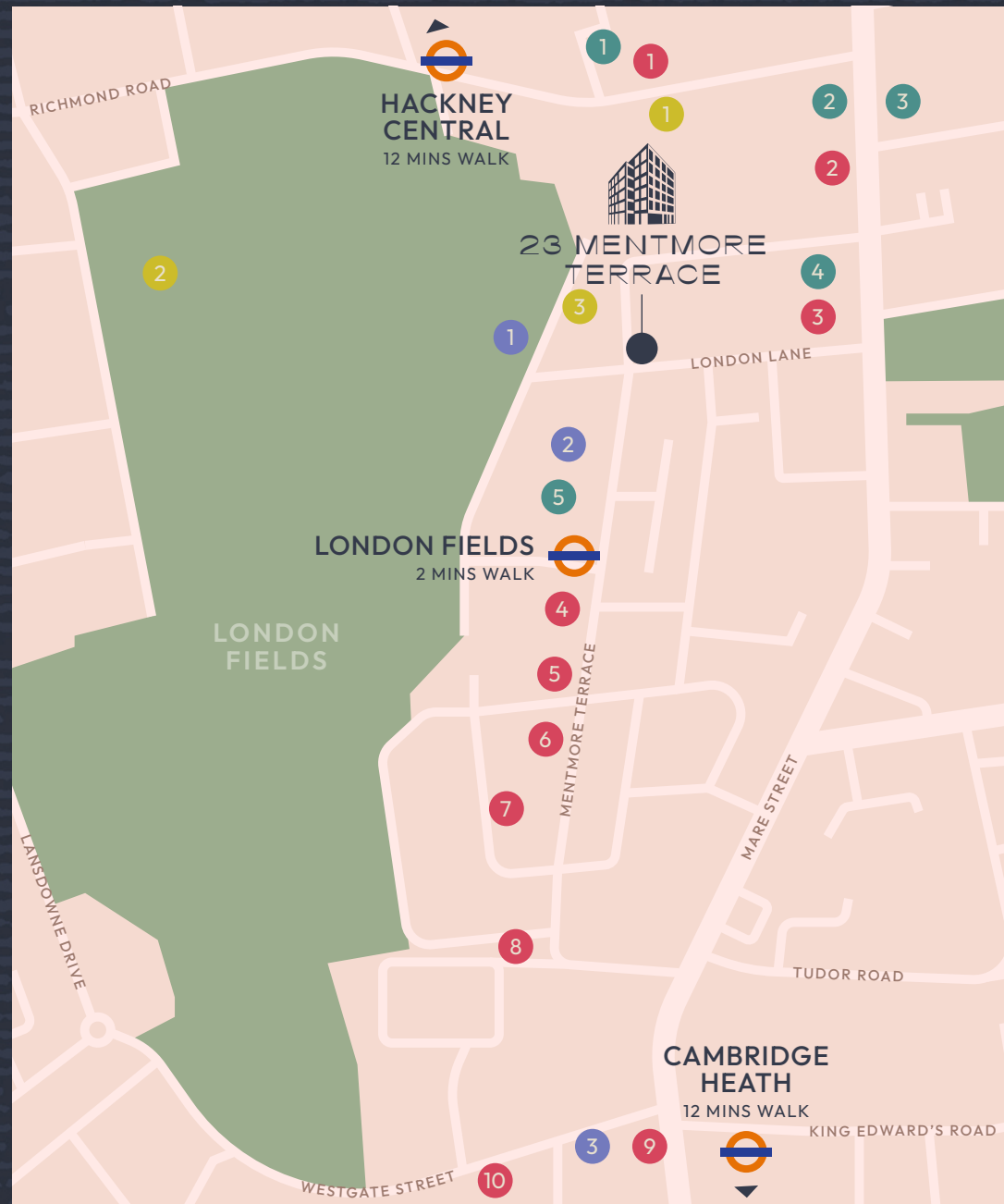
- OFFICE SPACE
- TERRACE
- KITCHEN
- DEMISED WCS
- COMMS ROOM
- CORE





LONDON FIELDS

Located just a 2 minute walk from London Fields station, the building benefits from excellent connectivity, being just a short journey from Hackney Central and Bethnal Green. A vibrant selection of cafés, restaurants and bars can be found beneath the railway arches, while the expansive green space of London Fields Park is also just a 2 minute walk away.



RESTAURANTS

1. LARDO
2. Burnt Mill
3. Sen Viet
4. BunBunBun
5. Rosa's Thai
6. Secret Smokehouse
7. Brat x Climpson's Arch
8. Pockets
9. Mare Street Market
10. Netil Market

CAFÉS & BAKERIES

1. Pophams
2. Pretty Earth
3. Mare Street Café Bar
4. Running Late Coffee
5. E5 Bakehouse

PUBS & BARS

1. Pub On The Park
2. The Fine Cider Company
3. Netil360

FITNESS & LEISURE

1. The Gym Group
2. London Fields Lido
3. Hotpod Yoga



LONDON FIELDS



MENTMORE TERRACE



TERMS

LEASE TERMS

A new flexible lease is available direct from the landlord, for a term by arrangement.

GUIDE RENT

Ground Floor - £32.50 per sq ft pa excl.
Lower Ground - £27.50 per sq ft pa excl.

BUSINESS RATES

Estimated at £14.32 per sq ft for the rating year ending April 2026. All parties are advised to make their own enquiries with the rating authority.

SERVICE CHARGE

Given the unit is self-contained the tenant would be responsible for general running and maintaining of the demise.

The on account service charge budget is TBC but estimated at c.£5.00 per sq ft pa including building insurance & PPM but excluding utilities, security, cleaning & VAT.

VAT

The property is elected to VAT and is therefore payable on rent and service charge.

EPC

The EPC rating is C 59.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWINGS

Viewings strictly by prior appointment through sole letting agents, Cluttons.



23 MENTMORE TERRACE

LONDON FIELDS

CLUTTONS

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Marketing: Stuart Chapman Design