



**TO LET**

389 Mentmore Terrace,  
London Fields, E8 3PN

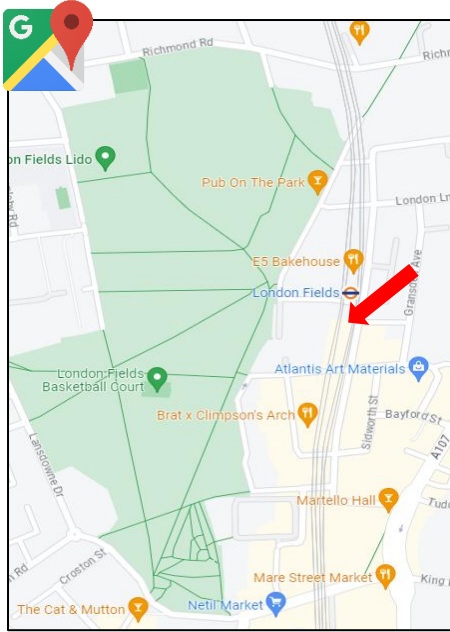


**Food Production / Industrial  
Opportunity  
1,431 sq ft**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

# 389 Mentmore Terrace, London Fields, E8 3PN



## Description

The arch is suitable for a variety of industrial and food production uses. The unit is lined and of brick construction, with a concrete floor. There are electric roller shutter doors on either side, with a wicket door to the front and a separate pedestrian entrance to the rear. The rear shutter leads to a shared yard space accessed via Martello Terrace. The current tenant is able to leave elements of the fitout in place, if desired by any interested parties.

Internally the unit benefits from:

- Hygienic wall cladded kitchen
- Walk in Freezer
- Mezzanine Office Space
- WC facilities
- Concrete Floor
- 3 Phase Power
- Strip Lighting

## Location

The property is well located on Mentmore Terrace, neighbouring the London Fields Overground Station (Weaver Line). 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)

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

## Floor Area (GIA)

	Sq ft	Sq m
Ground Floor	1,431	132.9

## Terms

The arches are available on a new lease directly from the landlord. **Rent upon application**

## 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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