

**UNIT 2 ARTHAUS,
E8**

1,023 SQ FT
GROUND FLOOR RESTAURANT / RETAIL SPACE
AVAILABLE FOR RENT
HACKNEY, E8



RA

City 23a



Arbore



Concierge

Recording Room

Studio 2

HEAT

DESCRIPTION

Unit 2 Arthurs, formally Patty and Bun is a ground floor retail/ restaurant space that is part of a mixed-use development that offers characterful and media style commercial units split over 3 floors. The building benefits from an impressive reception and lounge area with a glazed atrium at the heart of the building, providing excellent natural light.

RESTAURANT/ RETAIL SPACE AVAIBLE FOR RENT



AMENITIES



24 HOUR ACCESS



AIR
CONDITIONING



SHOWERS



MEETING ROOMS



DDA
COMPLIANT



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



OPEN PLAN



GREAT CEILING
HEIGHTS



TRANSPORT

London Fields – 5 Mins Walk



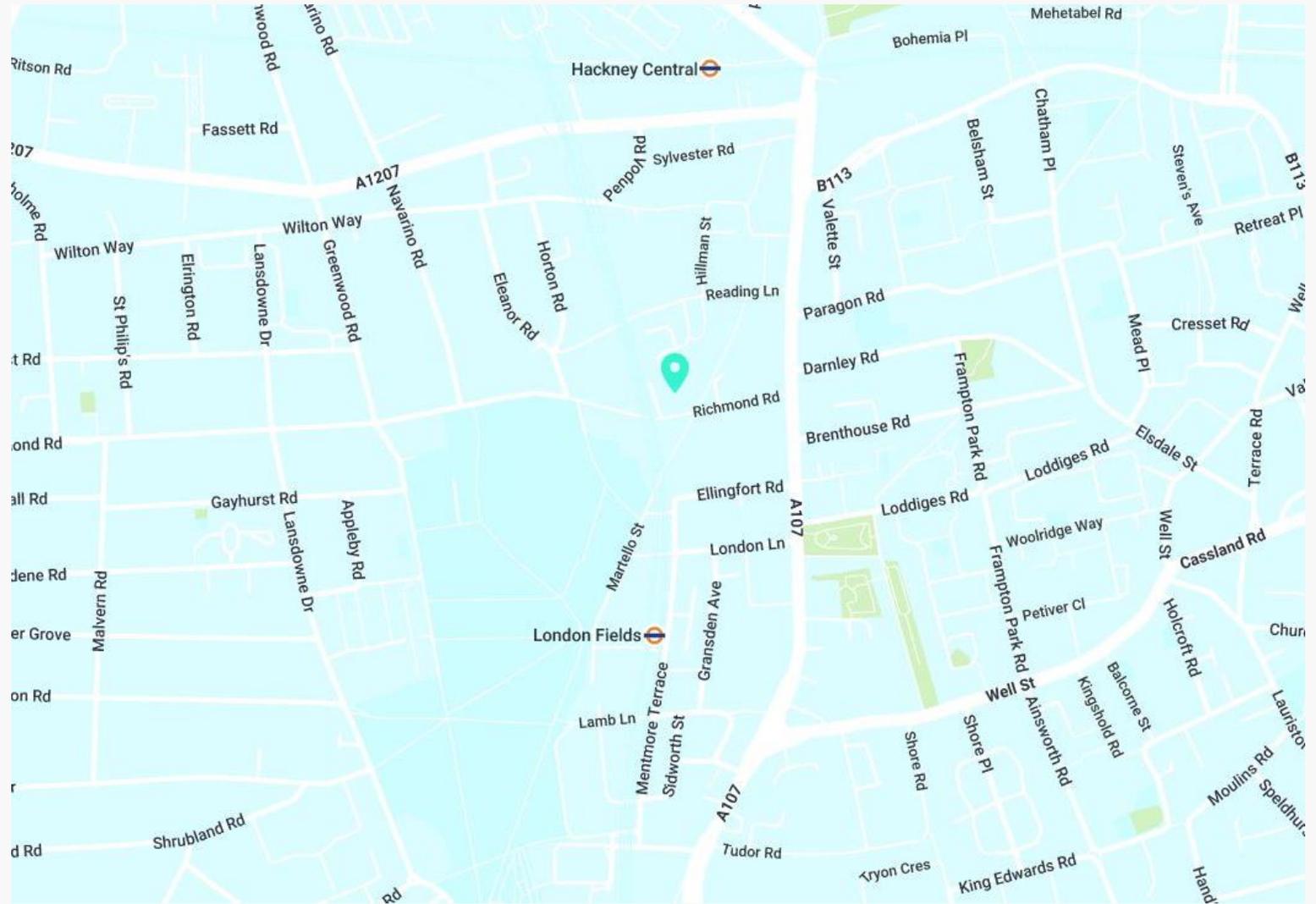
Hackney Central – 8 Mins Walk



AREA

Arthaus is located in the heart of Hackney, minutes' walk from London Fields and Broadway Market. Home to young creative types, it's an area with strong community ties and is known for its great bars and restaurants. The nearby overground stations offer great connectivity to the City of London and Stratford offering further connections east.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
G	1,023	Under Offer	£80,000	TBC	£15.00	£7,945

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

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 NOT applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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