



TO LET

18-20 London Lane, London
Fields, E8 3PR



Video Link

Self-contained office building

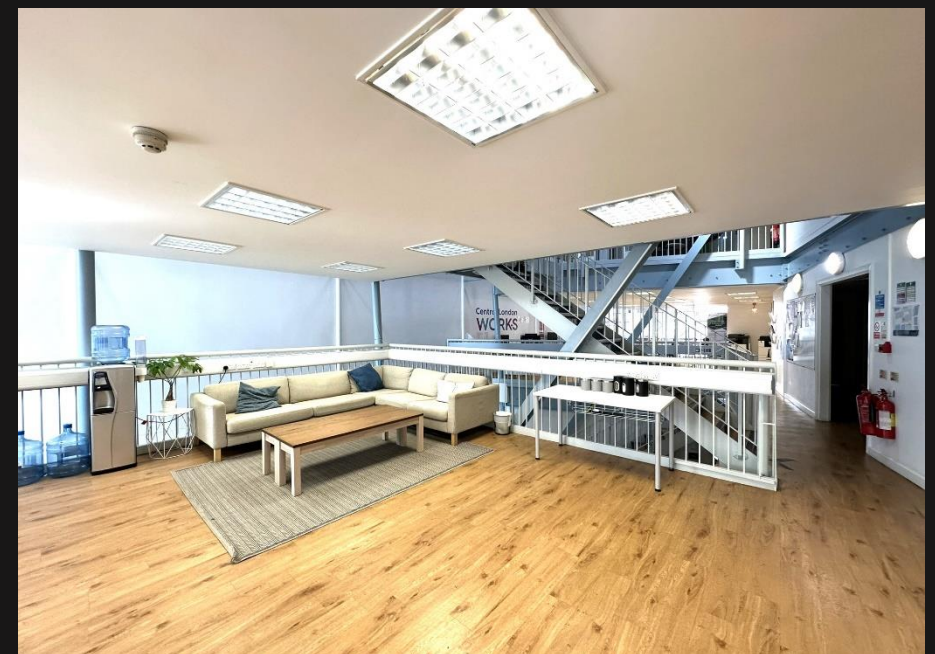
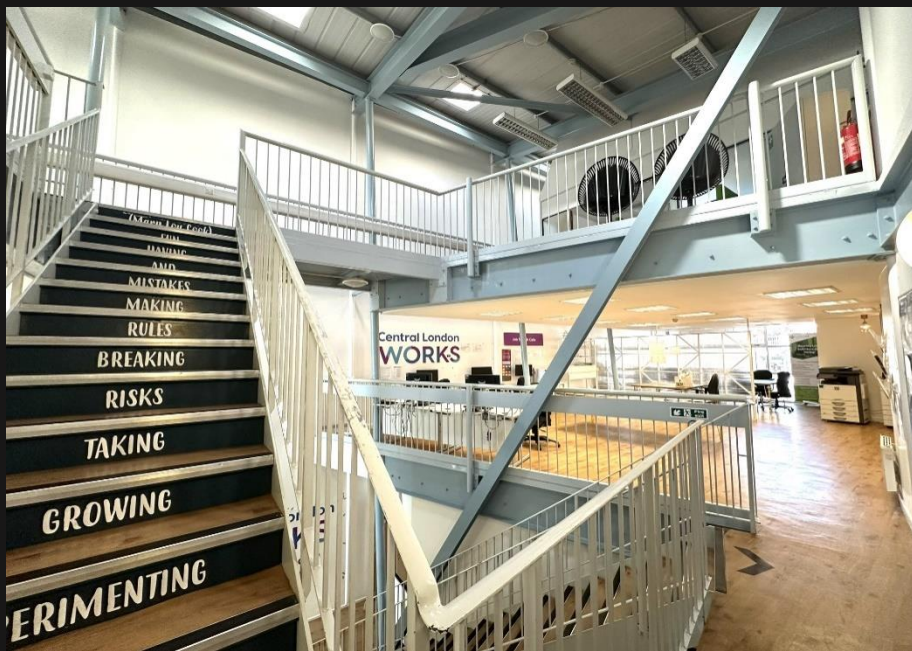
6,388 sq ft



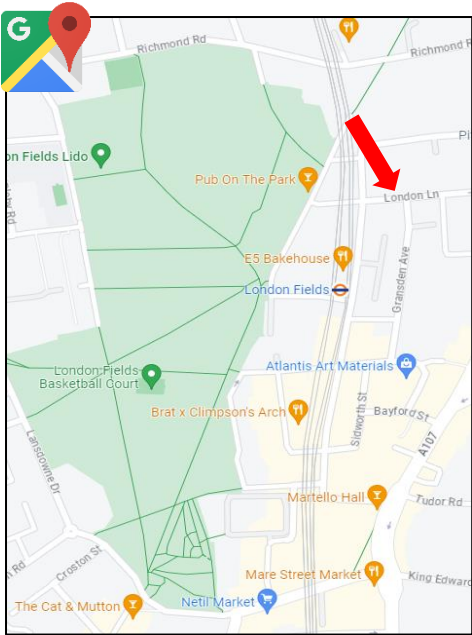
Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501



18-20 London Lane, London Fields, E8 3PR



Description

A self-contained building over ground, first and second floors with a feature atrium running the height of the building. The space features generous window provisions on the frontage and rear, including skylights, allowing for ample natural light throughout. Internally the space is light and open with a unique, industrial style fitout suitable for a range of occupiers.

The space benefits from shower provisions and toilets/kitchenettes on each floor, with a service lift and second stairwell to the rear. This property is equipped with air conditioning in part, with scope for an incoming tenant to install a larger system if required.

Location

The property is well located on London Lane, a 2-minute walk from the London Fields Overground Station connecting to London Liverpool Street (7 mins), Bethnal Green (4 mins), Hackney Downs (7 mins) and Seven Sisters (11 mins).

Nestled in a vibrant neighbourhood opposite London Fields Park, which boasts amenities such as London Fields Lido, tennis courts, an outdoor gym, pétanque and a wildflower meadow. There are numerous food, beverage and leisure operators a short walk away, such as Netil Market, E5 Bakehouse, Hotpod Yoga & Pub on the Park.

Floor Area (NIA)

	Sq ft	Sq m
Total Floor Area	6,388	593

Terms

This property is available on a new lease directly from the landlord, for a term to be agreed at a rent in-excess of **£140,000 pa exclusive, plus VAT**.

Rates

The rates payable for the year 2024/25 equate to £89,544**

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:-



Fabian Stuart Smith
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07494 474190



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

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