

THE WAREHAUS E8

1,038 - 1,582 SQ FT
BRAND NEW TRENDY RESTAURANT/LEISURE
UNITS
LONDON FIELDS, E8

DESCRIPTION

Warehaus is located in the heart of London Fields, one of the City Fringe's most vibrant areas. This multi-unit property is located outstanding lifestyle and cultural destination, filled with buzzing new establishments alongside existing favourites. London Fields is a thriving hub of restaurants and bars. The 6 available units would complement all surrounding existing eateries such as Whyte's, Papi, Restaurant Behind, Pockets, Bread & Truffle, E5 Bakehouse & The Climpson Arch

AMENITIES



24 HOUR ACCESS



EXCELLENT
NATURAL LIGHT



7 DAY TRADE



SELF-CONTAINED



GOOD FOOTFALL



EXCELLENT
NATURAL LIGHT



EXCELLENT
TRANSPORT LINKS



GOOD FRONTAGE



GREAT CEILING
HEIGHTS

LONDON FIELDS RESTAURANT & RETAIL SPACES



TRANSPORT

London Fields– 2 Mins Walk



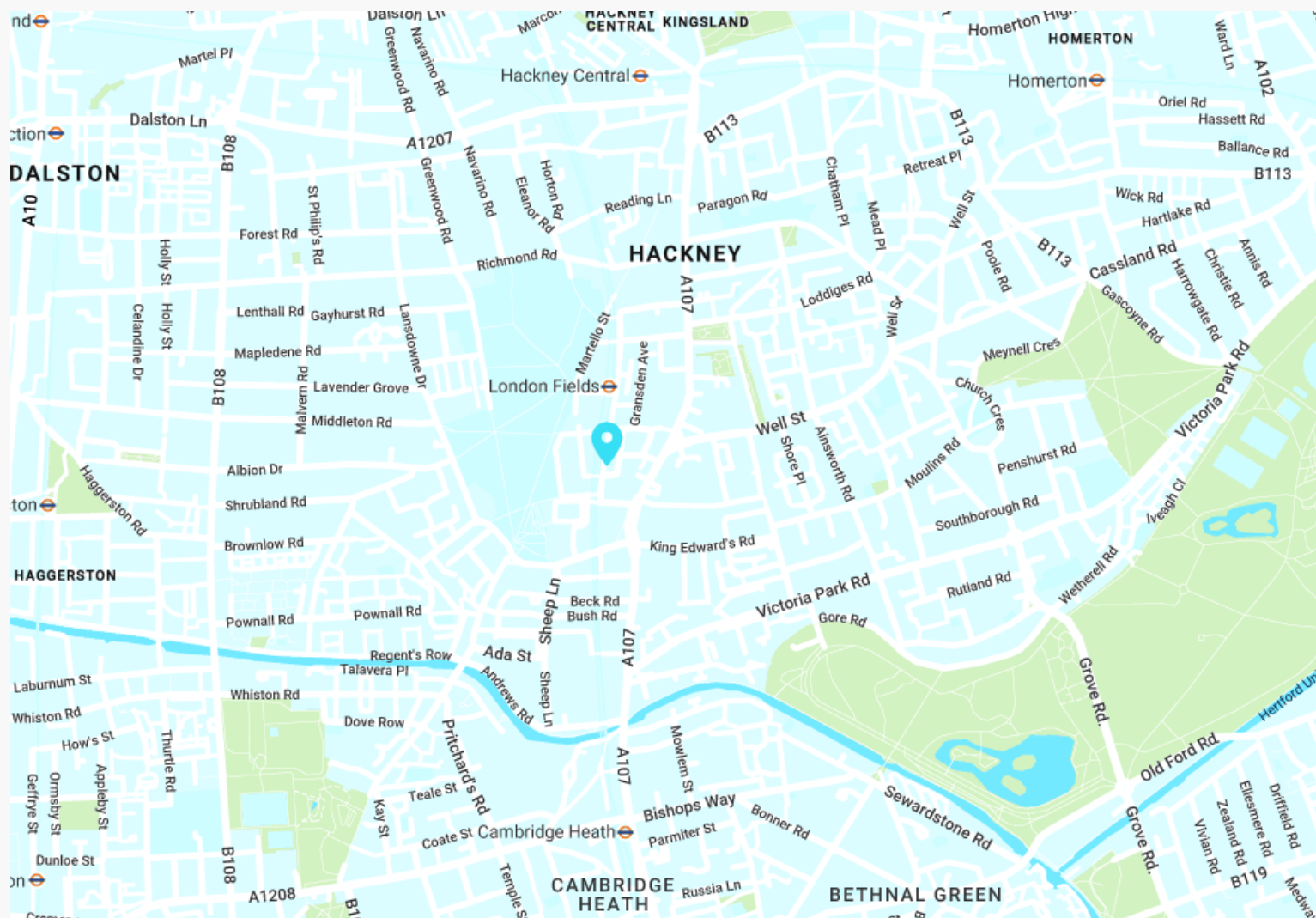
Hackney Central – 11 Mins Walk



AREA

Warehaus 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.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PCM)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1	1,582	Under Offer	£5,000	£TBC	£4.00	£5,527
2	1,038	Under Offer	£3,333	£TBC	£4.00	£3,679
3	1,152	Under Offer	£3,750	£TBC	£4.00	£4,134
4	1,184	Under Offer	£3,750	£TBC	£4.00	£4,144

LEASE

A new lease to be contracted outside the Landlord and 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 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.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



OLI COHEN
PARTNER
jm@belcor.london
07872 350 838



ROB ELMAN
AGENCY
re@belcor.london
07867 494 173

020 7375 3444
www.belcor.london