

18-20 LONDON LANE, E8

7,750 SQ FT
HACKNEY HQ SELF- CONTAINED OFFICE
BUILDING TO RENT
HACKNEY, E8





DESCRIPTION

A self-contained three-storey office building with a terrace, offering predominantly open plan accommodation. The building features striking staircases and a full-height atrium void spanning all three floors, providing excellent natural light throughout. The accommodation includes partitioned meeting rooms and workspace suites, fully fitted kitchens, WCs, and lift access. The property is available now.

AMENITIES



GOOD FRONTAGE



AIR
CONDITIONING



GREAT CEILING
HEIGHTS



24 HOUR
SECURITY



SELF-CONTAINED



EXCELLENT
NATURAL LIGHT



ROOF TERRACE



PARKING

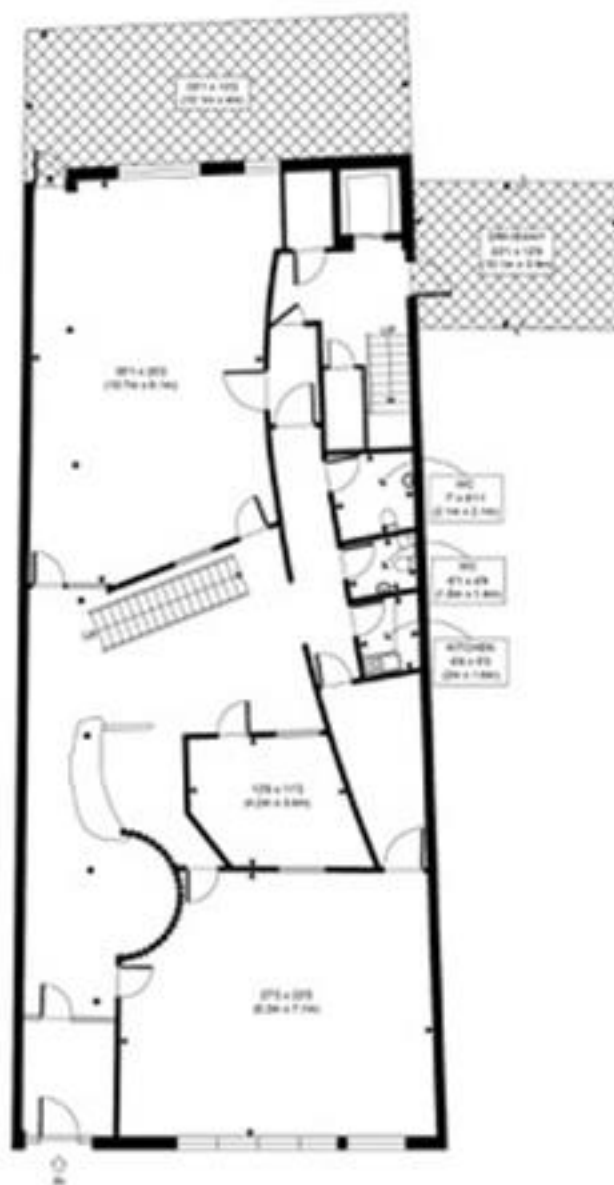


E CLASS USE

HACKNEY HQ SELF - CONTAINED OFFICE FOR RENT



Approx Gross Internal Area
7,750 sqft / 720 sqm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TRANSPORT

London Fields – 3 mins



Hackney Central – 6 mins



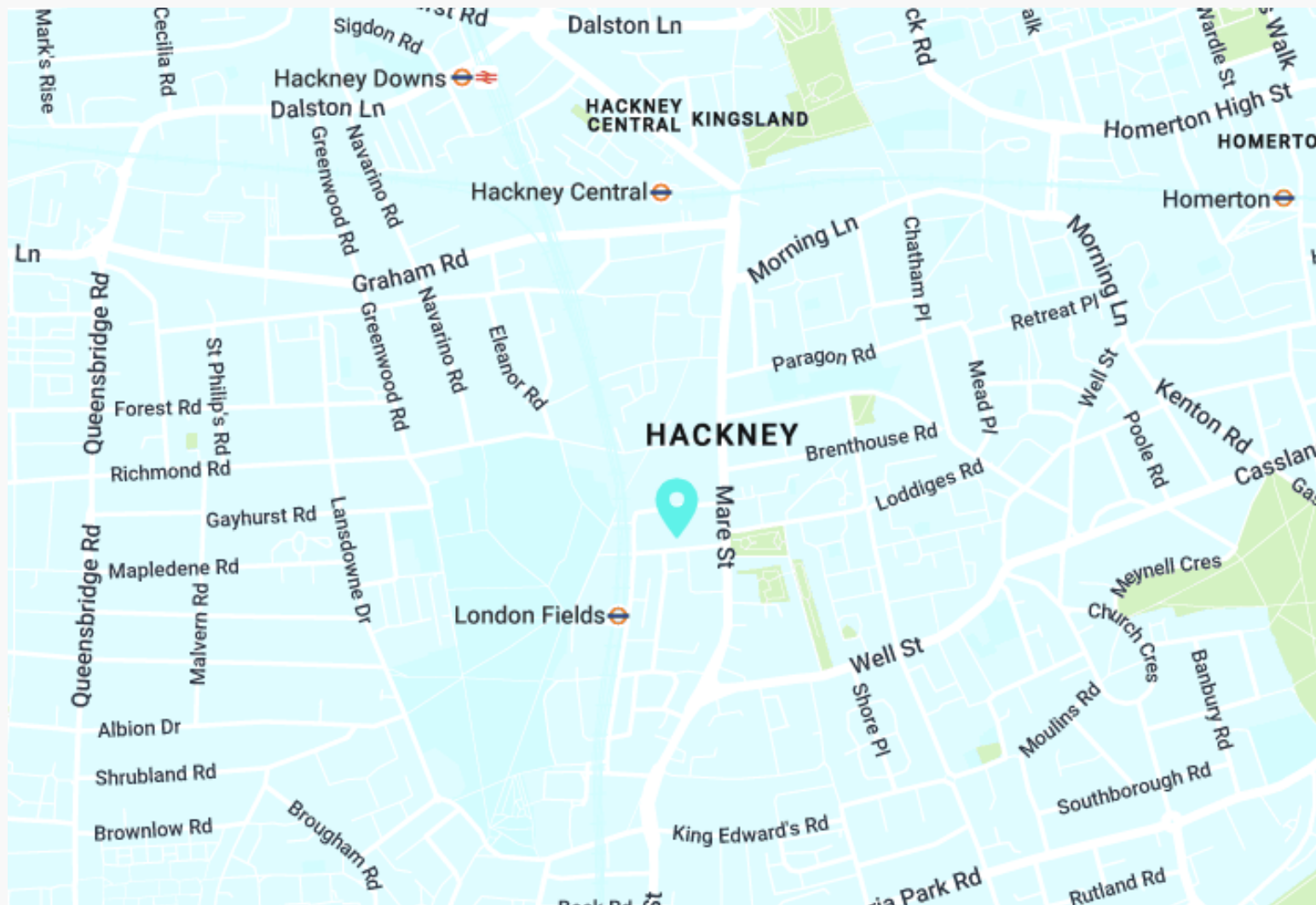
Hackney Downs – 11 mins



AREA

Situated on the north side of London Lane in the heart of Hackney's London Fields, the property enjoys excellent connectivity and accessibility. London Fields Overground station is just a two-minute walk away, and the area is well served by a variety of local bus routes. The building is also ideally positioned close to London Fields Park and within a five-minute walk of the vibrant Broadway Market. A wide selection of independent restaurants, cafés, shops and bars are located nearby, contributing to the area's lively character.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL
Ground Floor	2,897	-	-	-	-	-
First Floor	2,009	-	-	-	-	-
Second Floor	2,353					
Total	7,750	Available	£24.50	£13.40	N/A	£24,477

LEASE

New Lease direct from the Landlord to be contracted outside of the landlord & tenant act 1954

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.

*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.

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