

SMOKEHAUS E8

209 - 2,363 SQ FT
BEAUTIFUL LONDON FIELDS
OFFICE & RETAIL OPPORTUNITIES, E8



DESCRIPTION

Smokehaus, a visionary project by Union Developments, is a mixed-use development, comprising of 30,000 sq ft of versatile space for retail, leisure, and offices. This development serves as a vibrant community hub for all of Hackney to embrace. The available retail spaces compliment the abundance of newly developed residential occupiers' local footfall and London Fields park and Broadway Market visitors. Office spaces are delivered in CAT A condition with brand new communal kitchens and bathrooms.

AMENITIES



24 HOUR ACCESS



FULLY FITTED



SHOWERS



MEETING ROOMS



DDA
COMPLIANT



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



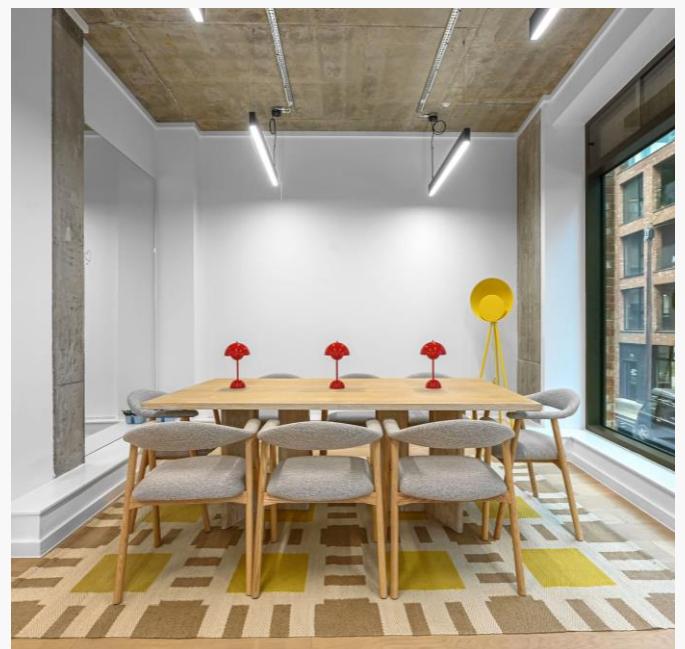
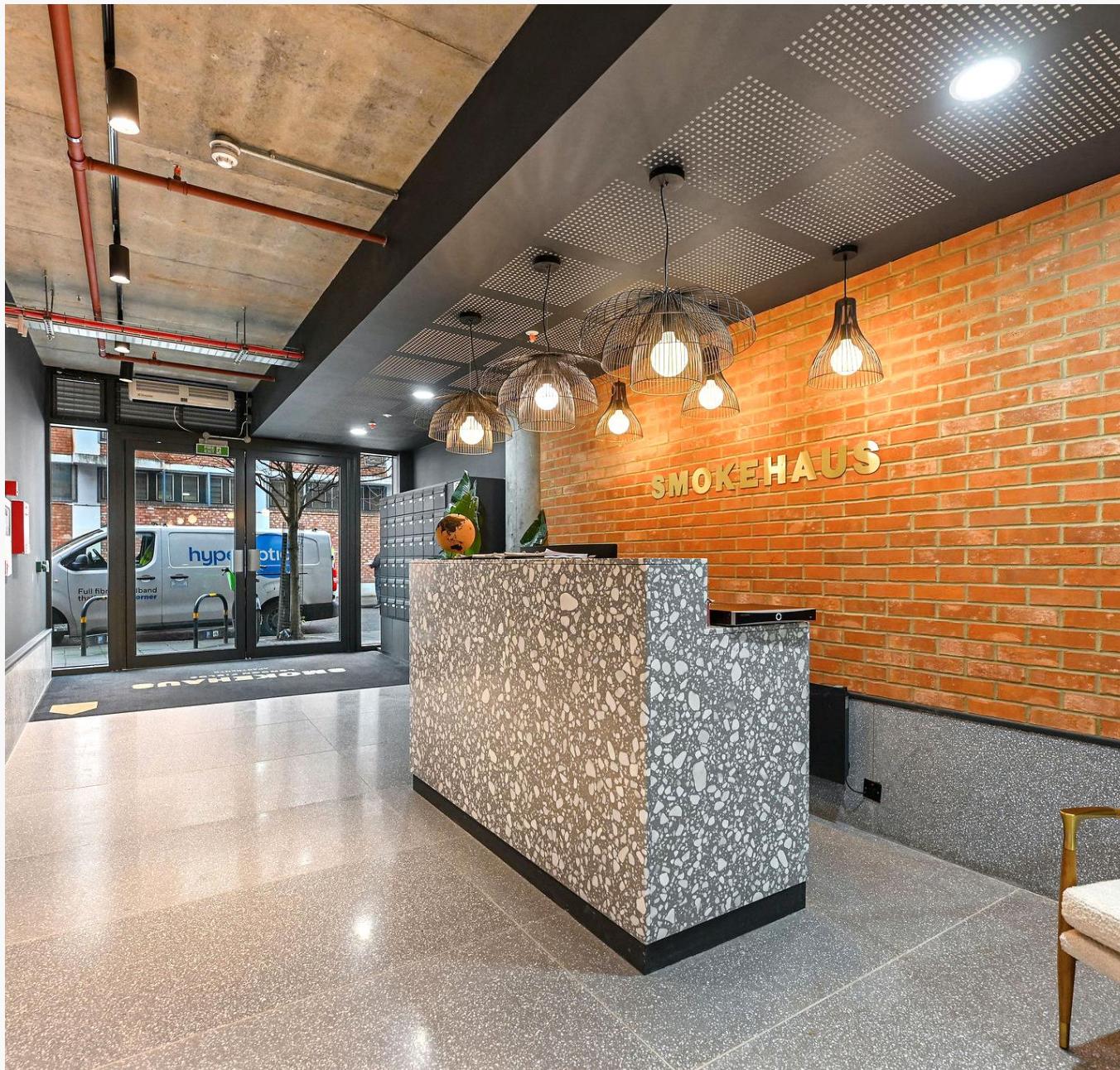
OPEN PLAN



GREAT CEILING
HEIGHTS

BEAUTIFUL LONDON FIELDS OFFICE & RETAIL SPACES





TRANSPORT

London Fields— 2 Mins Walk



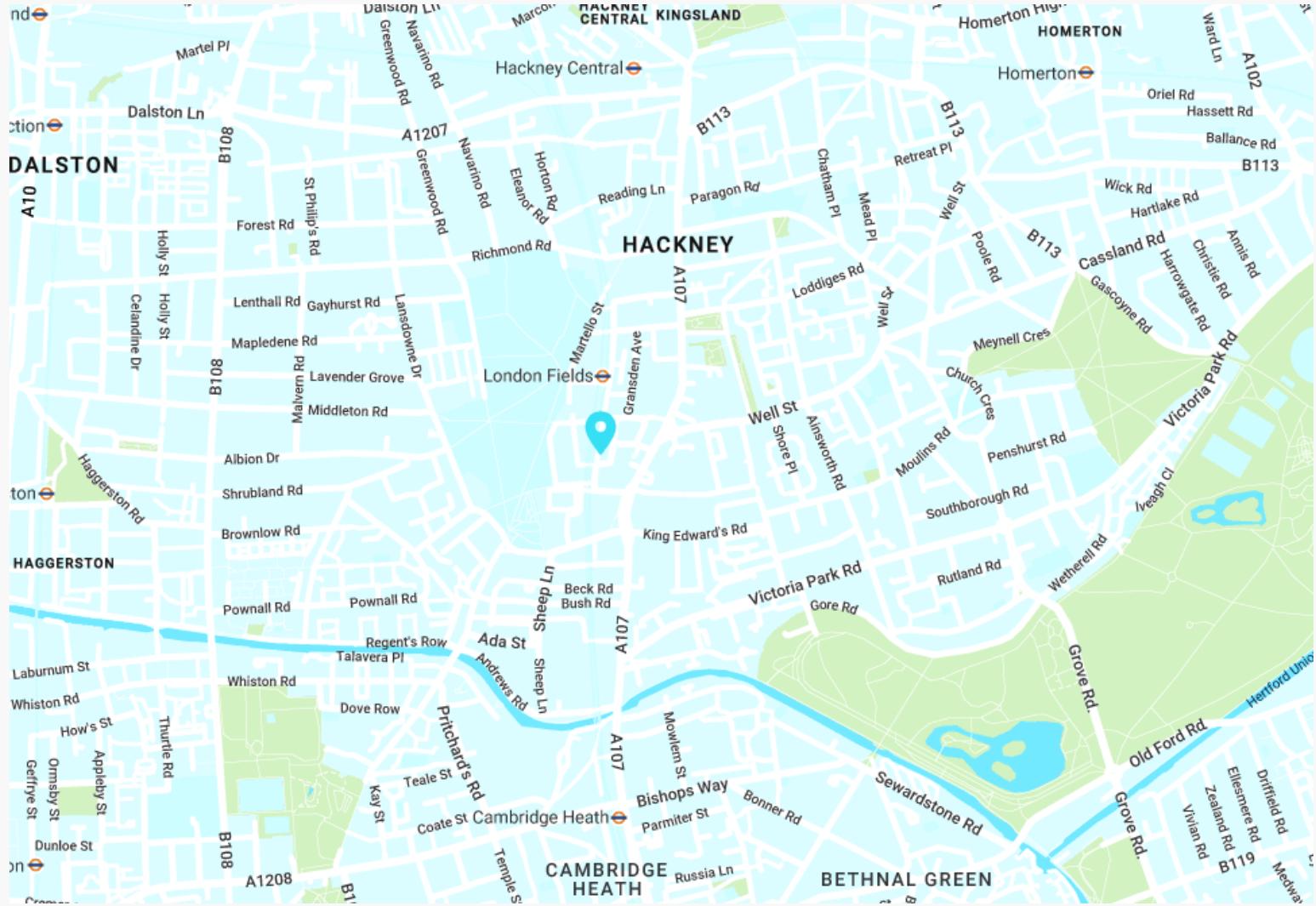
Hackney Central – 11 Mins Walk



AREA

The property 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. Situated moments from London Fields Park and the overground station, the unit offers great connectivity to a vast range of transport hubs linking to The City and Central London.

LOCATION





Availability

UNIT	FLOOR	SIZE (PSF)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1	1 ST	730	Let	£28,000.00	TBC	£6.74	£2,743
2	1 ST	698	Let	£25,000.00	TBC	£6.74	£2,475
3	1 ST	858	Available	£37,000.00	TBC	£6.74	£3,565
4	1 ST	703	Available	£35,000.00	TBC	£6.74	£3,311
5	1 ST	757	Available	£25,000.00	TBC	£6.74	£2,508
6	1 ST	1,058	Available	£45,000.00	TBC	£6.74	£4,344
7	1 ST	928	Under Offer	£32,000.00	TBC	£6.74	£3,187
8	Ground	513	Available	£30,000.00	TBC	£6.74	£2,763
9	Ground	552	Available	£30,000.00	TBC	£6.74	£2,810
10	Ground	1,250	Available	£47,175.00	TBC	£6.74	£4,633
11	Ground	1,102	Under Offer	£44,080.00	TBC	£6.74	£4,292
12	Ground	695	Under Offer	£30,000.00	TBC	£6.74	£2,890
13	Ground	208	Available	£9,880.00	TBC	£6.74	£940
14	Lower Ground	1,889	Under Offer	£51,003.00	TBC	£6.74	£5,311
15	Lower Ground	2,363	Under Offer	£63,801.00	TBC	£6.74	£6,643
16	Basement	1,459	Under Offer	£36,475.00	TBC	£6.74	£3,859
17	Basement	2,382	Let	£59,550.00	TBC	£6.74	£6,300

Availability

LEASE

Available by way of sublease or assignment. A new lease may also be negotiable.

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

VIEWINGS VIA JOINT SOLE AGENTS

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