



**TO LET**

398-399 Mentmore Terrace,  
London Fields, E8 3PH



Video Link

Light Industrial / Storage Unit  
with yard

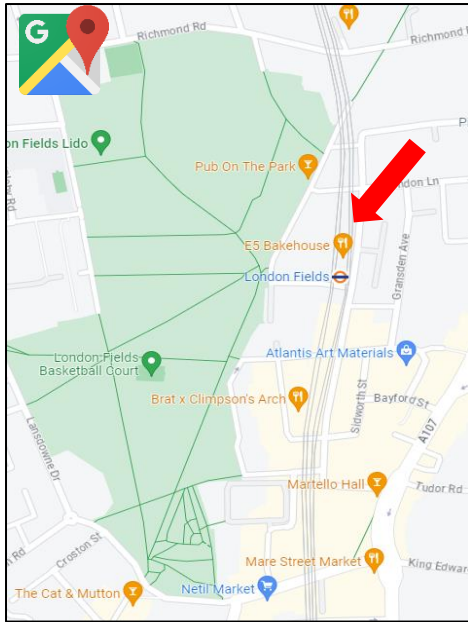
885 – 2,970 sq ft

 Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
020 7629 8501



# 398 - 399 Mentmore Terrace, London Fields, E8 3PH



## Description

Light industrial / storage arches in the heart of London Fields. Benefitting from dual access and three shutter doors, two of which open on to a yard. The arches would suit a range of occupiers and are available for immediate occupation.

The unit benefits from:

- Dual Access
- Yard to the rear
- Mentmore Terrace frontage
- Concrete floor
- WC facilities
- 3 Phase Power
- Strip Lighting
- Water / Waste
- Heights from 3.9m up to 5.12m

## Location

The property is well located on Mentmore Terrace, a short walk from London Fields Overground Station. As a result, there are many populous locations within a short train journey. London Liverpool Street (7 mins), Bethnal Green (4 mins), Hackney Downs (7 mins) and Seven Sisters (11 mins)

London Fields Park is a short walk from the property. Neighbouring tenants on Mentmore Terrace include: E5 Bakehouse, Hotpod Yoga, Rosa's Thai, London Fields Fitness Studio and Bread & Truffle. Pub on the park is a short walk.

## Plans

Plans are available here:

398 – [here](#)

399 - [here](#)

## Floor Areas (GIA)

	Sq ft	Rent pa
Arch 398	2,085	£70,900
Arch 399	885	£31,000
<b>Total</b>	<b>2,970</b>	

## Terms

The arches are available on a new lease(s) directly from the landlord for a term to be agreed. Please refer to the table above for annual rents which are exclusive, plus VAT.

## Rates

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

## 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:-



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 07494 474190



Jonathan Hay  
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