



TO LET

392-393 Mentmore Terrace,
London Fields, E8 3PH



Video Link

Former Ticket Office - E Class Unit

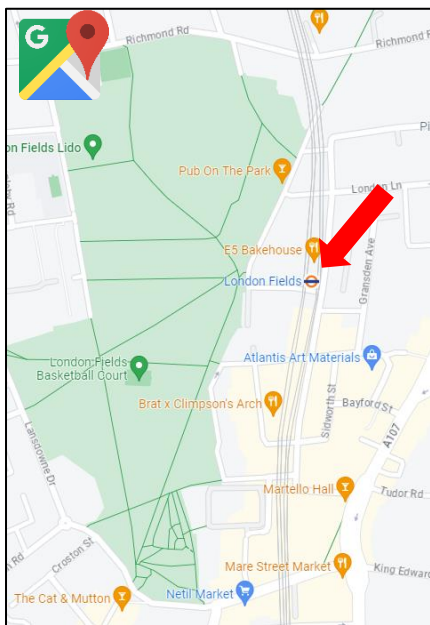
3,038 sq ft

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501

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Description

A unique opportunity on Mentmore Terrace, London Fields within a former ticketing building and adjoining arches. The arches have been refurbished and planning consent for A3 use has been achieved. This quirky space offers a truly unique opportunity in a vibrant area.

The unit has dual access, located adjacent to both station entrances.

- Shared Yard Space
- Concrete floor
- WC facilities
- 3 Phase Power
- Strip Lighting

Location

The property is well located on Mentmore Terrace, directly next door to the 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.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor	3,038	282

Terms

The arches are available on a new lease directly from the landlord for a term to be agreed at a rent in-excess of **£90,000 pa exclusive, plus VAT.**

Rates

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

Plans

Plans are available [here](#).

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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