

# SMOKEHAUS

## E8

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



COMING SOON  
BRAND NEW  
OFFICE UNITS  
TO LET

OFFICE SPACES  
COMING SOON

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ALL INFORMATION  
PLEASE CONTACT  
997 925 743

London Finsbury Station

## 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



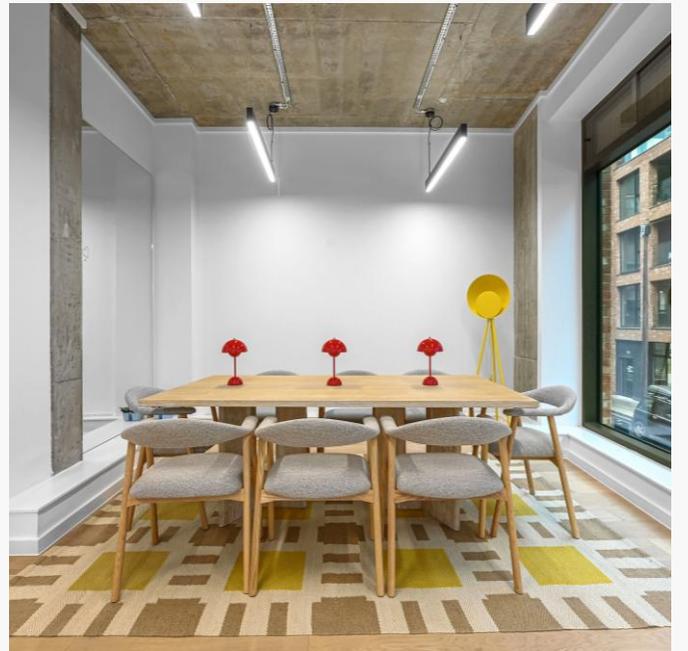
OPEN PLAN



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 (PCMD)
3	1 <sup>ST</sup>	858	Available	£37,000.00	TBC	£6.74	£3,565
4	1 <sup>ST</sup>	703	Available	£35,000.00	TBC	£6.74	£3,311
5	1 <sup>ST</sup>	757	Available	£25,000.00	TBC	£6.74	£2,508
6	1 <sup>ST</sup>	1,058	Available	£45,000.00	TBC	£6.74	£4,344
7	1 <sup>ST</sup>	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	Let	£44,080.00	TBC	£6.74	£4,292
12	Ground	695	Available	£30,000.00	TBC	£6.74	£2,890
13	Ground	208	Available	£9,880.00	TBC	£6.74	£940
14	Lower Ground	1,889	Let	£51,003.00	TBC	£6.74	£5,311
15	Lower Ground	2,363	Available	£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

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

### RATES

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The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### TIMING

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Available immediately.

### VAT

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VAT is applicable.

### CONTENT

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View on our website



### MANAGED

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The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA JOINT SOLE AGENTS

**BELCOR**

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