



# Studio 10, Celia Fiennes House, 8-20 Well Street, Hackney, London, E9 7PX



**TO LET**

Office

347 sq ft / 32.2 sq m

£1,025 per month

**First floor office in a prominent location at junction with Mare Street and close to London Fields station.**



- Prominent location close to junction with Mare Street
- Close to London Fields Overground station
- Passenger lift
- Open plan format
- Self contained
- Shared kitchen, plus make and female WC's on each floor
- Parking by additional subscription and subject to availability

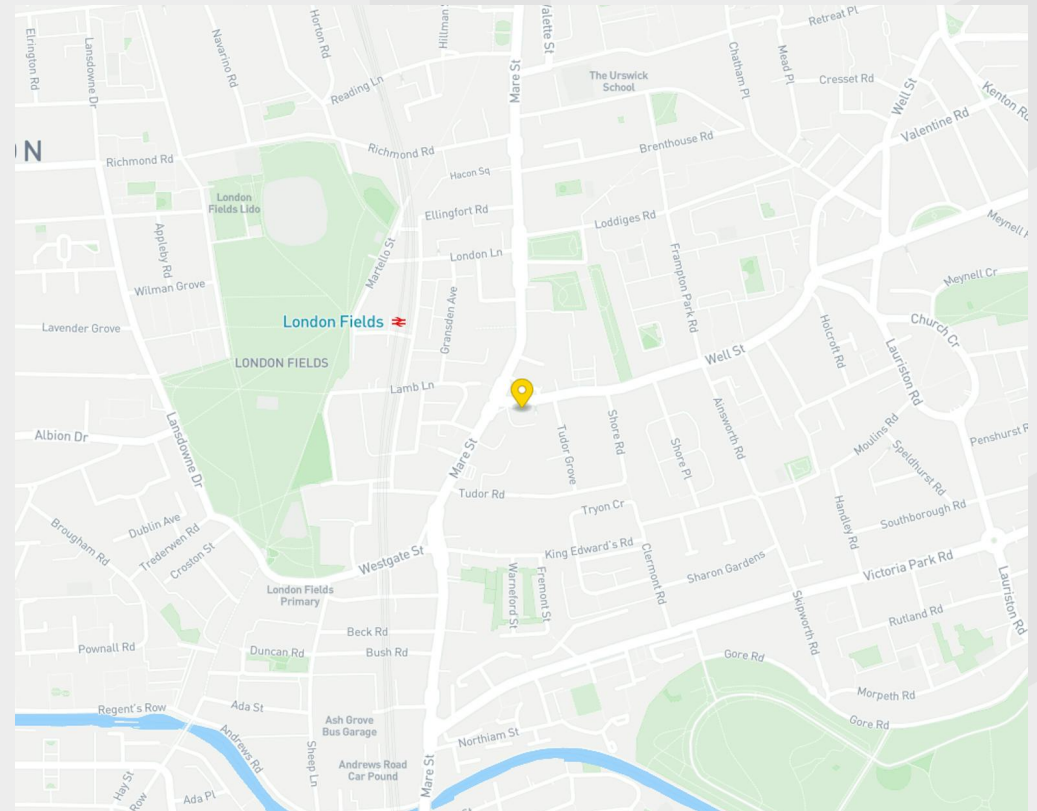


## Description

A first floor self-contained office space, arranged as open plan accommodation and in good decorative order. The unit has a shared kitchen space, plus separate male and female WC blocks, shared between 10 units. The building has telecom controlled street entrance and passenger lift providing access to the upper floors. There is also parking at the rear of the building, available by separate agreement and subject to availability.

## Location

The area is an adopted working hub, with a surrounding office environment & retail parades such as Mare Street & Broadway Market. Offering a wealth of eateries, bars & coffee shops/bakeries and local amenities. London Fields provides Overground services direct to Liverpool Street with trains every 15 minutes, meaning a swift connection to the City and West End beyond.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	EPC	Availability
Unit - Internal Area	347	32.24	£1,025 /month	C (65)	Available

### Tenure

New Lease

### EPC

C (65)

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk



### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 23/04/2026