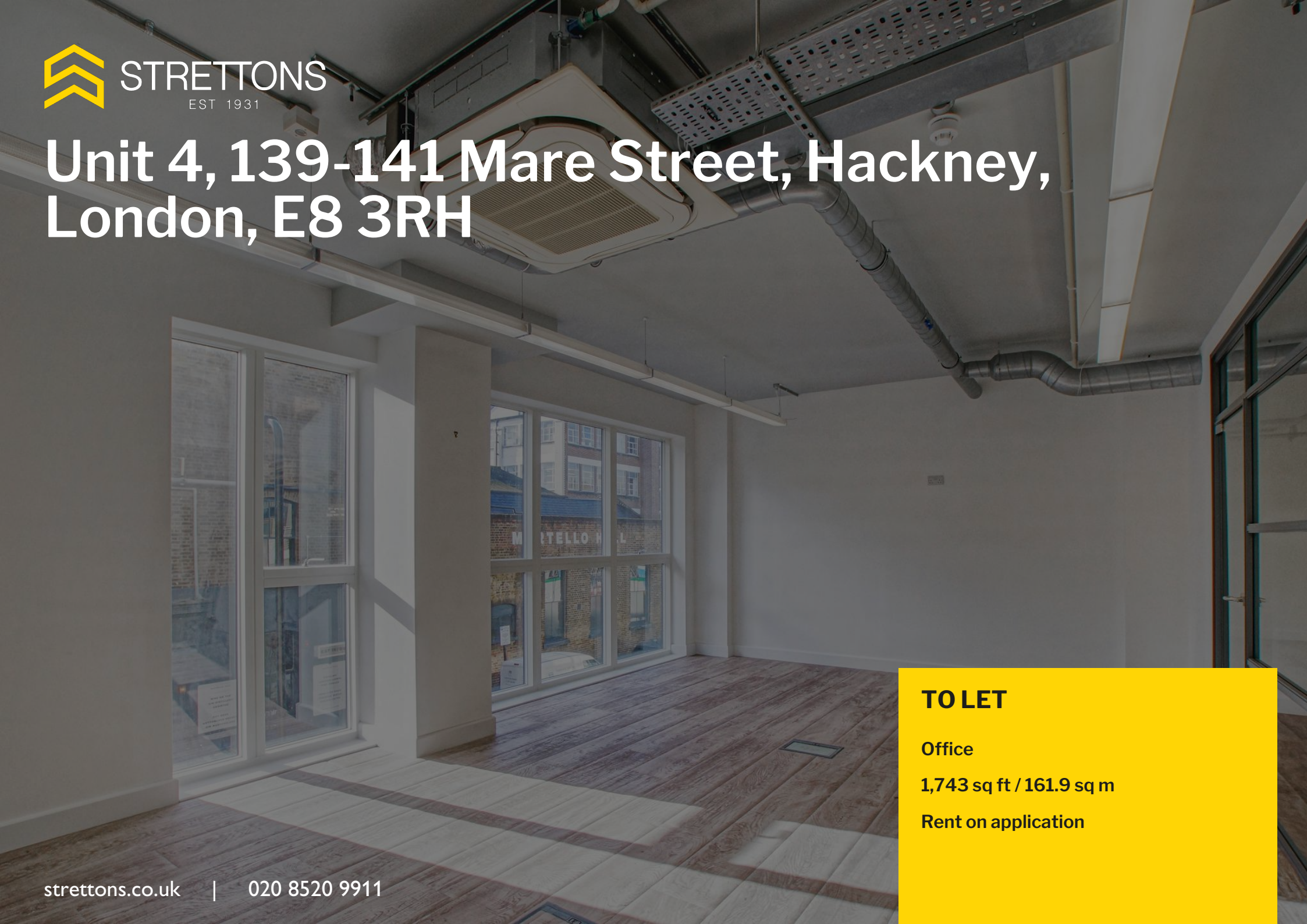
STRETTONS
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# Unit 4, 139-141 Mare Street, Hackney, London, E8 3RH



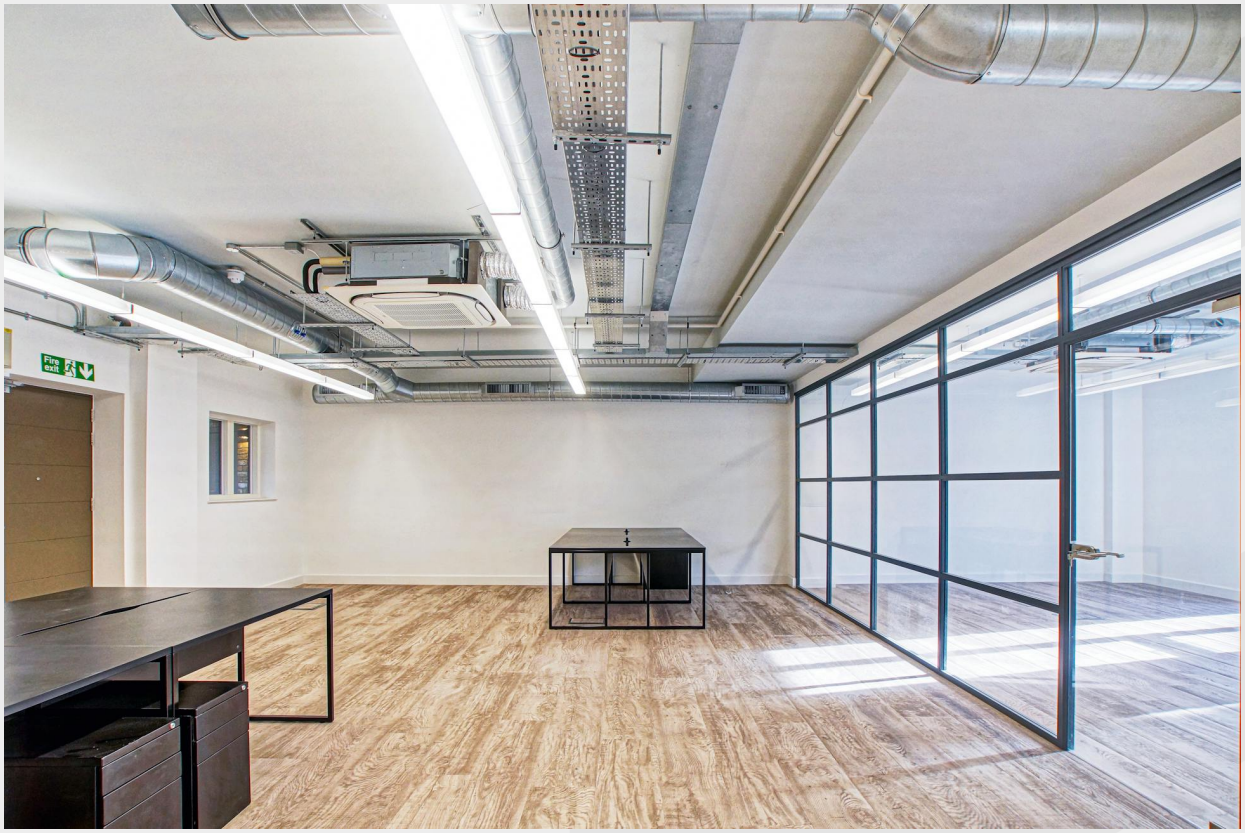
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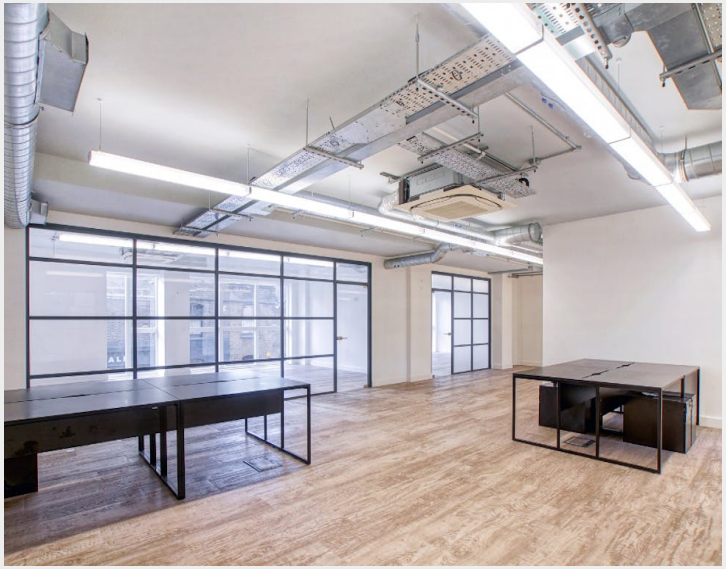
**Office**

**1,743 sq ft / 161.9 sq m**

**Rent on application**

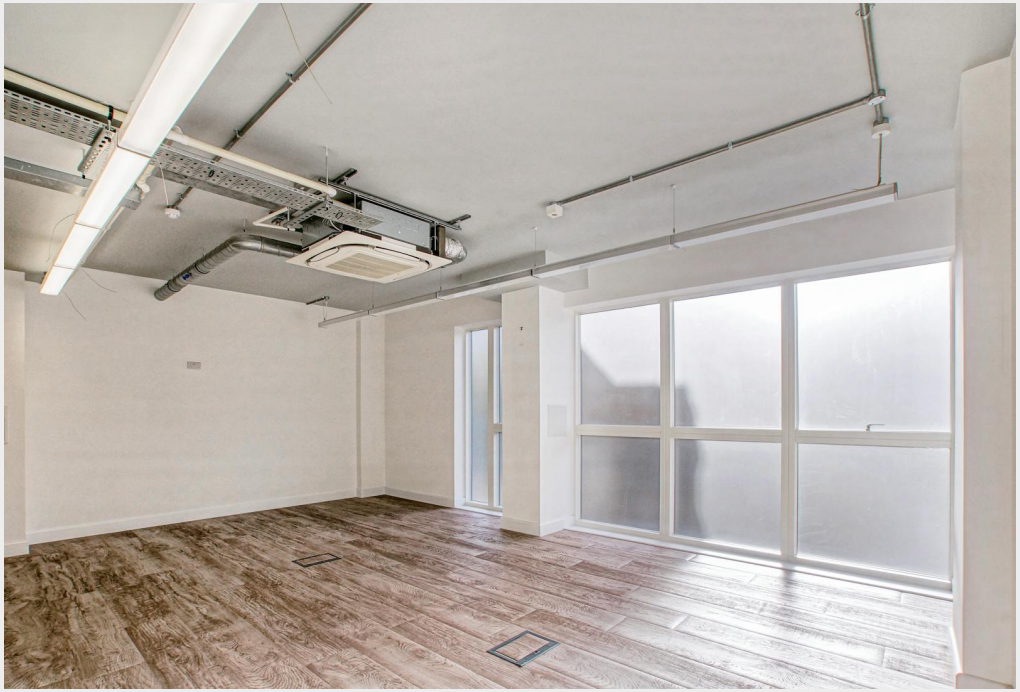
# Open plan office space in the heart of London Fields, Hackney and close to popular Broadway Market





- Good floor to ceiling height and modern strip lighting
- Large windows and excellent natural daylight
- Ceiling mounted VRV air conditioning with exposed services
- Galvanised steel cable trays
- Metal tiled raised access floor
- Kitchen, 2 W/C's and shower



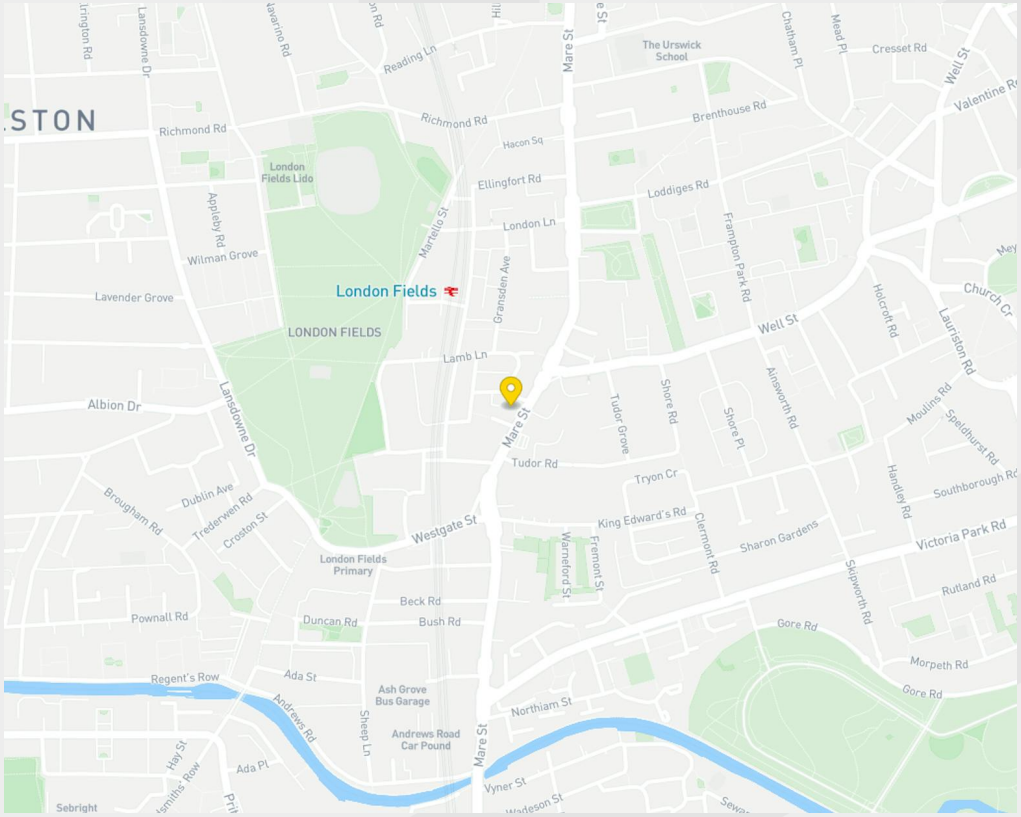



## Description

An open plan suite of first floor office space, offered in CAT A finish and completed to a high specification. Situated on a prominent corner junction on Mare Street, offering good branding perspective and an easy to locate from transport connections. The space is configured to include glazed partitioned meeting rooms, kitchenette, male, female and disabled access WC/wet room with shower facilities. Also benefiting from internal commercial only courtyard and cycle storage.

## Location

Prominently located on Mare Street, a main arterial route in the heart of the London Fields area of Hackney. At the corner with Warburton Road, the property is conveniently located for Broadway Market with its array of independent cafés, bars, restaurants and shops is close by. London Fields station is a 3-minute walk, providing regular Overground services direct to Liverpool Street station. There are also a number of bus routes to the City (48), Clerkenwell and West End (55).



## Accommodation / Availability

| Unit | Sq ft | Sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|---|---|---|---|---|---|---|
| 1st - Unit 4 | 1,743 | 161.93 | - | £20.36 | £4.80 | Available |

## Tenure

Assignment

Rent on Application

## EPC

A (20)

## VAT

Applicable

## Configuration

Fitted. CAT A

## Contacts

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**Further Information**

View on Website

Floor Plans

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