



**STIRLING  
ACKROYD**

**TO LET**

**234-238 Mare Street,  
London, E8 1HE**

**1,420 sq ft**

**New Office Space -  
Hackney Central**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





## Description

This is an ideal opportunity to secure an office space close to Hackney Central station.

The office unit forms part of a new mixed use development

The unit benefits from an open plan layout, natural light and a very prominent glazed frontage (landlord works ongoing as of August 2025)

## Key points

- Open plan new build office space with high ceiling heights - 1420 sq ft
- Close to Hackney Central Station - high footfall location
- Prominent return frontage on Mare Street
- New Lease direct from the Landlord
- Rental £50,000 per annum exclusive
- Glazed frontage being installed and internal landlord works ongoing





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## Location

The property is situated on the west side of Mare Street on the junction with Paragon Road

A variety of national brand retailers trade in close proximity including Sainsburys, KFC, Iceland, JD Sports, Tesco superstore, Pizza Hut and Subway.

The unit is also close to Hackney Town Hall and Hackney Empire Theatre.

Hackney Central (overground services) Rail Station is within easy walking distance and various bus routes are available on Mare Street.

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## Transport Links



Hackney Central 0.2 Miles



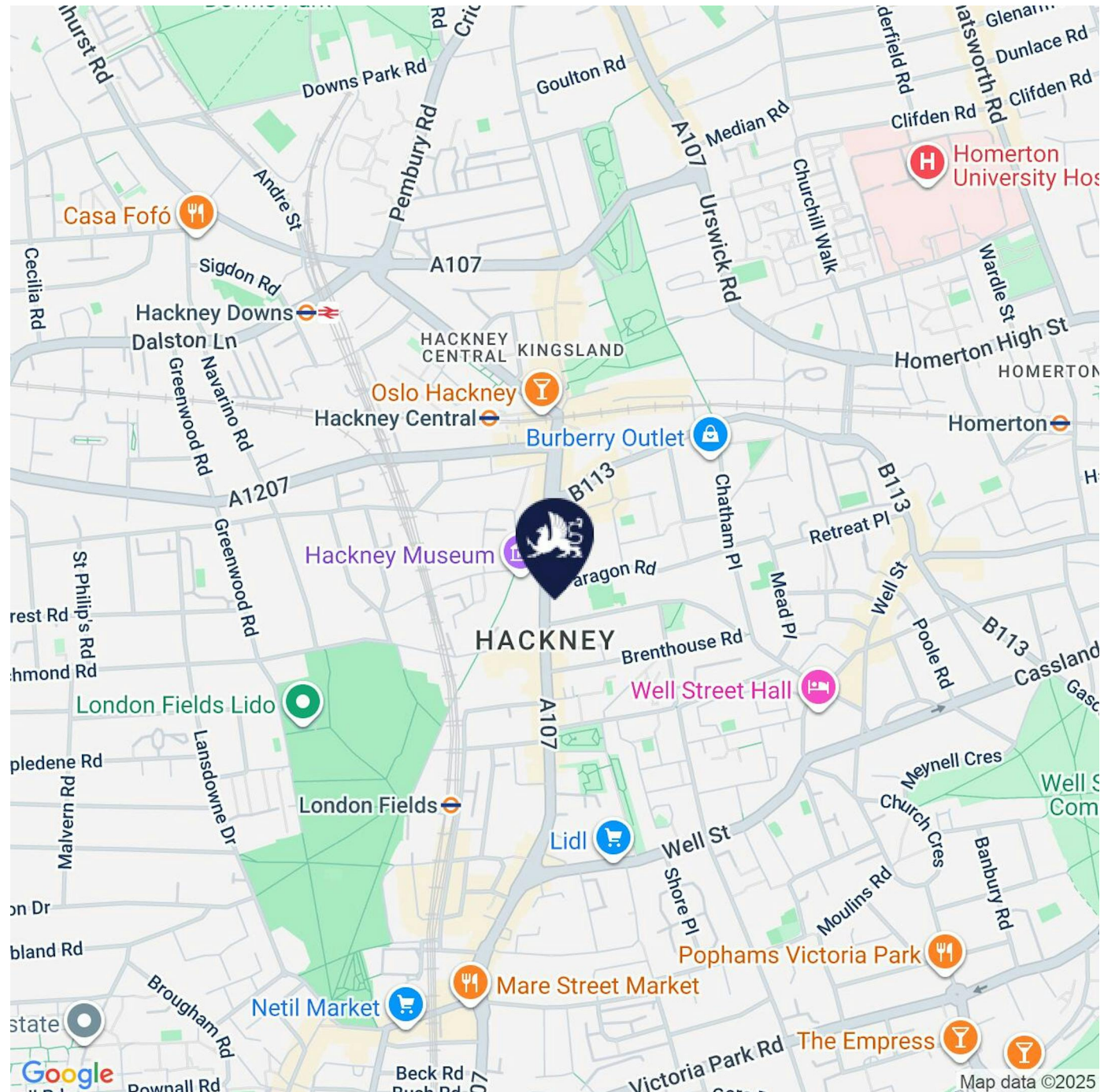
London Fields 0.3 Miles



Hackney Downs 0.4 Miles



Homerton 0.7 Miles









## Accommodation

Name	sq ft	sq m	Availability
Ground	1,420	131.92	Available

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

## Rents, Rates & Charges

Lease	New Lease
Rent	£50,000 per annum
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	E

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