



**STIRLING
ACKROYD**

TO LET

**Monohaus, 143 Mare
Street, London, E8 3RH**

785 sq ft

**Creative retail/office
studio for lease on Mare
Street**

stirlingackroyd.com



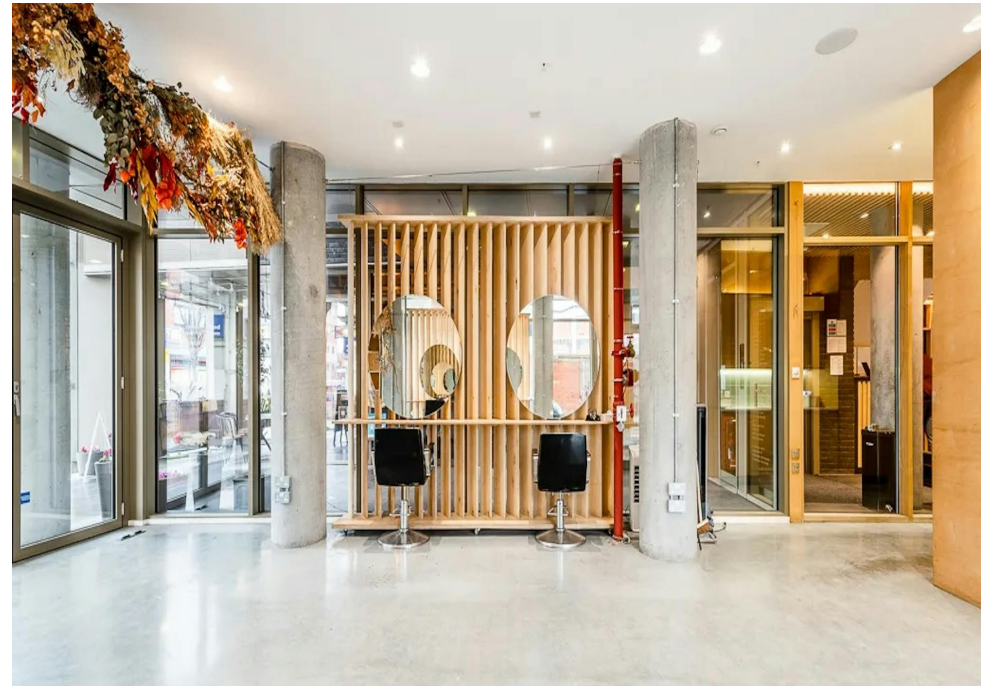
Description

Monohaus presents a brand-new, contemporary development in the vibrant heart of Hackney. This unit benefits from a full glazed shopfront, making it an ideal space for retailers or client-facing businesses.

The space features a high-quality, modern finish, including polished concrete floors, bespoke timber fixtures, and floor to ceiling double-glazed windows allowing excellent natural light. Tenants also enjoy access to on-site amenities, including a concierge service and bookable meeting rooms, providing both convenience and flexibility.

Key points

- Shop Front
- Raised Floor
- Good Natural light
- On site Concierge
- On site meeting Rooms
- Polished Concrete floors



Location

Situated on Mare Street. Hackney Central and London Fields has long been a destination for creative businesses. Hackney Central Station is a two minute walk to the north and prominent local venues including the Hackney Picture House and Hackney Empire theatre, plus the shops and restaurants of Mare Street and Lower Clapton Road.

Broadway Market is another popular retail location within walking distance with a varied mix of culinary produce, locally crafted beers and roasted coffee, vintage clothing, design wares and much more. The local area is set for further development around the Hackney Fashion Hub with multi-storey retail outlets, a restaurants and a sky bar.

Transport Links



London Fields 0.1 Miles



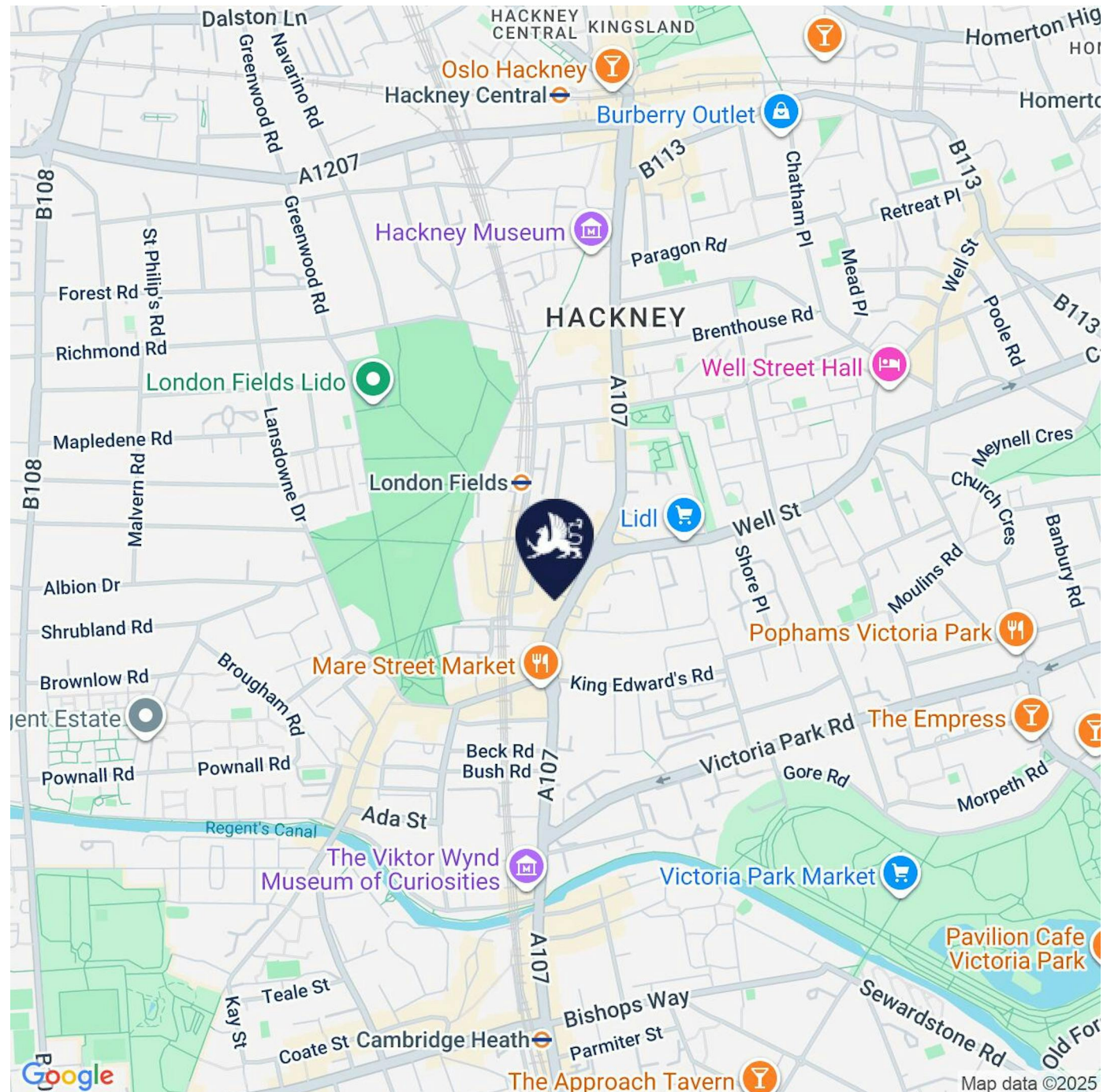
Cambridge Heath 0.5 Miles



Hackney Central 0.6 Miles



Hackney Downs 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	785	72.93	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£44.59 per sq ft
Rates	TBC
Service Charge	£7.82 per sq ft
VAT	On application
EPC	On application

Viewing & Further Information



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

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