

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

**TO LET**

Office

1,761 sq ft / 163.6 sq m

£20.50 per sq ft

# First floor office space in the heart of London Fields



- 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 varied and fully accessible raised access floor
- Kitchen and Male/Female W/C's and Shower

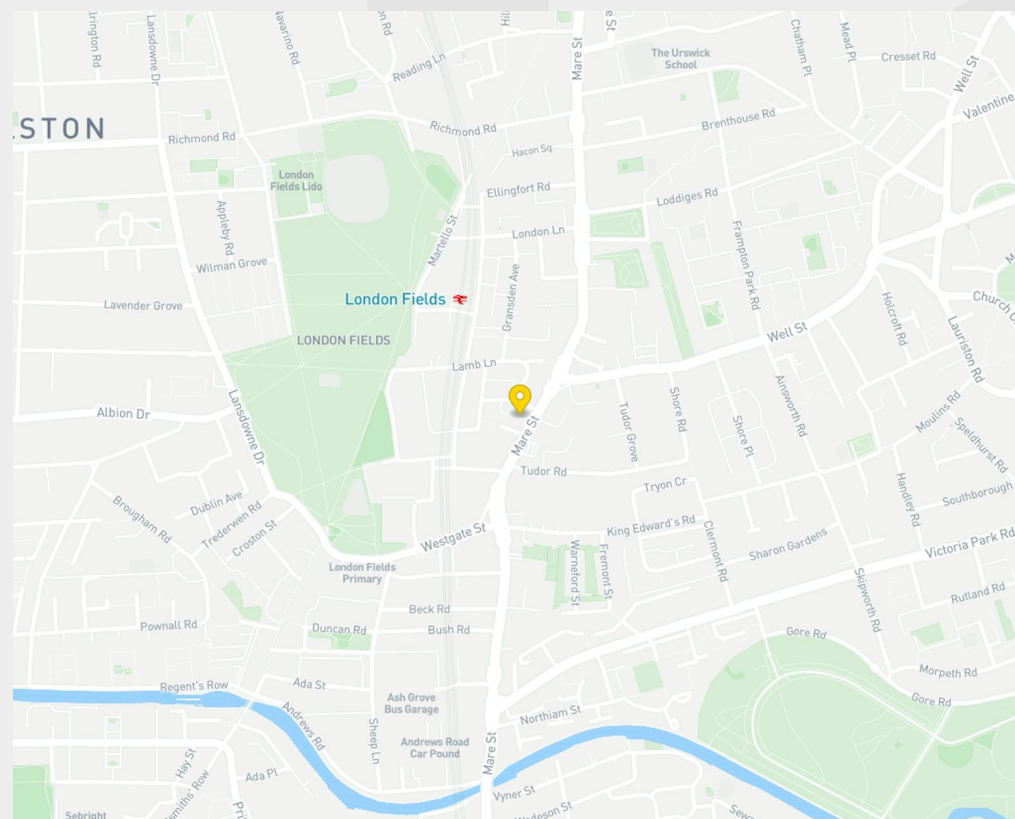


## Description

Prominent corner position at Mare Street and Warburton Road. Part of a mixed-use development and occupying a section of the first floor, Unit 2 has been finished to a modern CAT A spec. internally and is ready for in-going tenants specific formatting of layout. This is a vibrant district of East London with attractive social amenity for any enterprising business keen to attract staff.

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## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st - Unit 3	1,769	164.35	£20.50	£18.98	£4.60	£6,497.96	Available

### Tenure

New Lease

### EPC

A (22)

### VAT

Applicable

### Configuration

Fitted. CAT A

### Contacts

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### Further Information

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