

**STUNNING DOUBLE
HEIGHT HQ
OPPORTUNITY IN
LONDON FIELDS**

**8-15 HELMSLEY
PLACE
E8**

3,500-8,048 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION


Impressive double height E-Class space forming part of this new mixed-use building. The premises has a mezzanine to the rear of the space and benefits from excellent natural light, an outside terrace and impressive frontage.


The property would be suited to a number of different uses including office, retail & leisure.


AMENITIES

 Air Conditioning

 Impressive Frontage

 Good Ceiling Height

 Flagship HQ

 Excellent Natural Light

 Terrace Area

IMPRESSIVE LONDON FIELDS SELF-CONTAINED E-CLASS HQ SPACE



LOCATION

The premises are located within a prime position in London Fields. Hackney has become an outstanding lifestyle and cultural destination which is becoming increasingly sought after.

There are a number of bars and eateries in the area including Mare Street Market, E5 Bakehouse, Pophams, Café Cecilia and The Hive.

TRANSPORT

LONDON FIELDS

Overground (7 minutes from Liverpool Street)

BETHNAL GREEN

Central Line

CAMBRIDGE HEATH

Overground

AVAILABILITY

CONDITION	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
'As Seen'	3,500-8,084	Under Offer	£29.50	TBC	TBC	£8,604-£19,873
CAT A	3,500-8,084	Under Offer	£35.00	TBC	TBC	£10,308-£23,578

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available ASAP

VAT

VAT is applicable

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

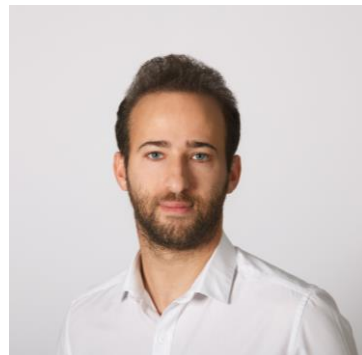
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STRETTONS

020 7375 1801

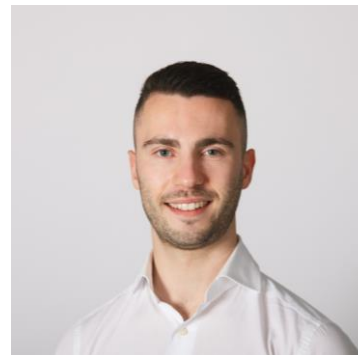
TEAM

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