

**PENTHOUSE OFFICE
FLOOR WITH LARGE
ROOF TERRACE**

**MARE STREET
LONDON FIELDS
E8**

2,820 SQ FT

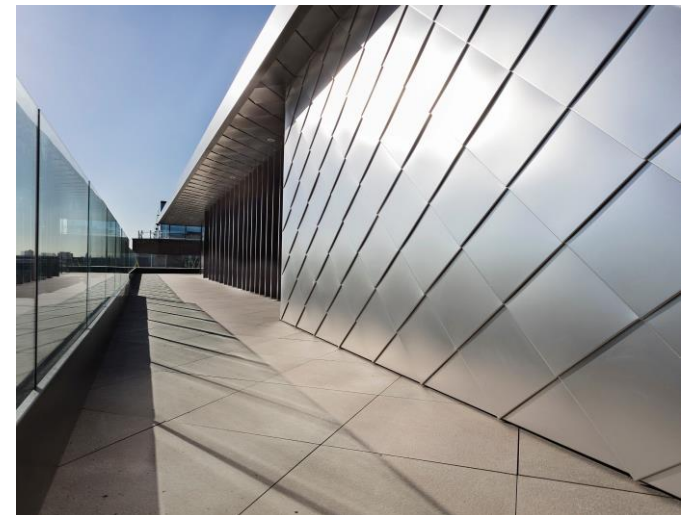
BELCOR

CITY FRINGE REAL ESTATE



BELCOR

MARE STREET
LONDON FIELDS E8



DESCRIPTION

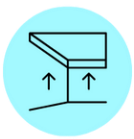
This warehouse-style office floor blends practical meeting rooms and private offices, with exclusive access to a panoramic wrap-around balcony offering stunning City views.

The unit would be suited to a variety of occupiers, especially those in creative, media, and tech sectors and caters to diverse business needs.

AMENITIES



AIR CONDITIONING



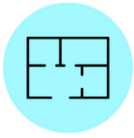
GREAT CEILING HEIGHTS



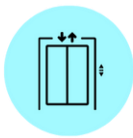
EXCELLENT NATURAL LIGHT



BIKE RACKS



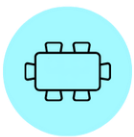
OPEN PLAN



LIFT



WAREHOUSE STYLE FEATURES



MEETING ROOMS



PRIVATE TERRACE

TOP FLOOR WAREHOUSE STYLE OFFICES WITH A LARGE ROOF TERRACE



AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT (PA) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------------------|--------------|-----------|-----------|-------------|----------------------|-------------|
| 4 th Floor | 2,820 | Available | £100,000 | £10.00 | TBC | £10,683 |

LEASE

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

TIMING

Available immediately.

CONTENT

View on our website



RATES

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

VAT

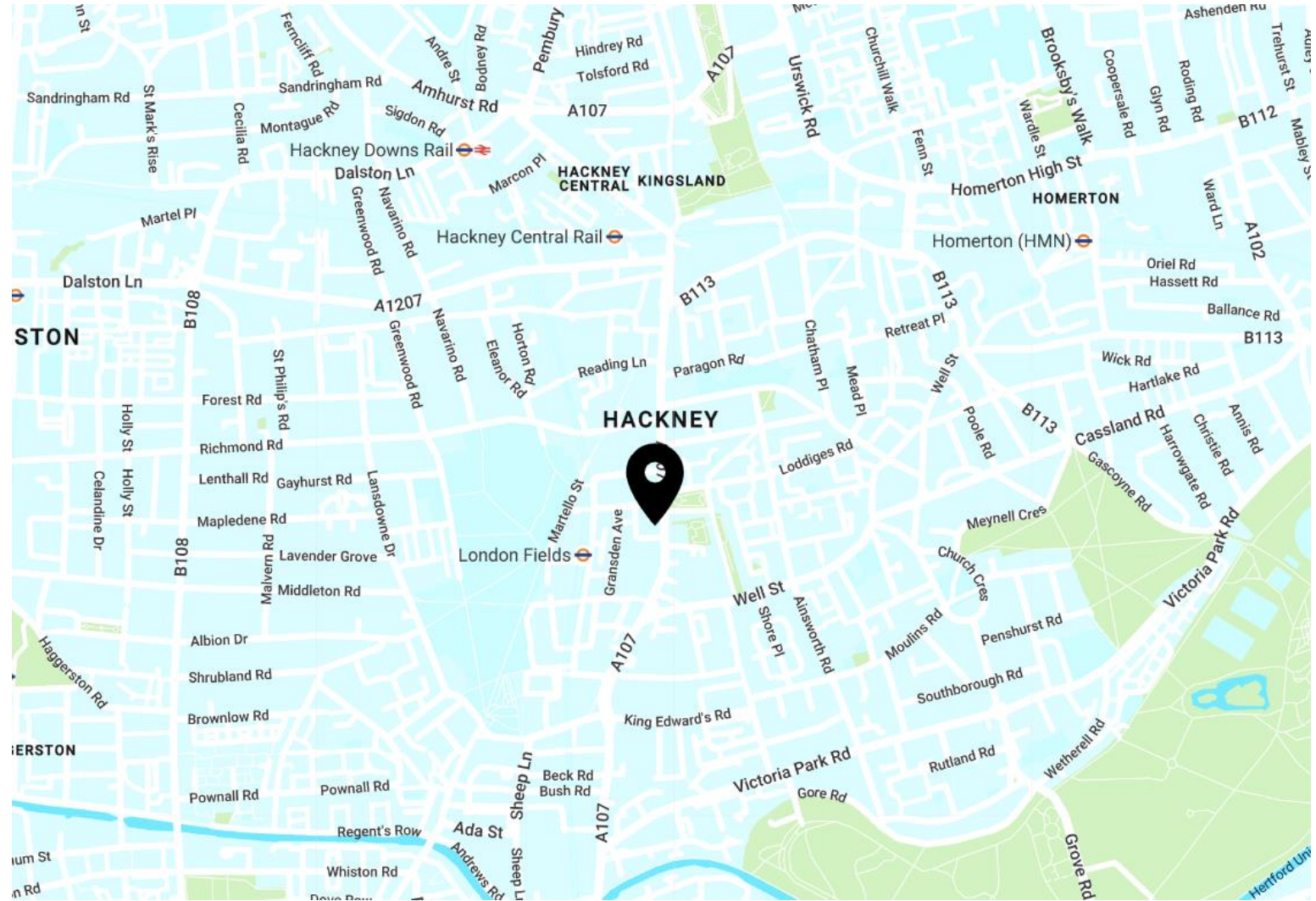
VAT is applicable.

TRANSPORT

London Fields - 4 mins



LOCATION



AREA

The property is located in the heart of London Fields, one of the City Fringe's most vibrant areas.

The surrounding location has become an outstanding lifestyle and cultural destination, filled with buzzing new establishments alongside existing favourites. London Fields is a thriving hub of restaurants and bars.

VIEWINGS VIA SOLE JOINT AGENTS

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