

**SELF-CONTAINED
MEDIA STYLE
UNIT TO RENT**

**SHEEP LANE
LONDON FIELDS
E8**

BELCOR

CITY FRINGE REAL ESTATE

2,219 SQ FT



DESCRIPTION

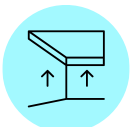
Forming part of a modern mixed-use development comprising a self-contained E-class studio space arranged over ground and lower ground floors.

The unit has street frontage and provides open plan media style studio/office space, benefitting from great ceiling heights. The unit will be of strong interest to a range of occupiers in the creative sector.

AMENITIES



SELF-CONTAINED



GREAT CEILING HEIGHTS



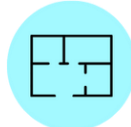
GOOD FRONTAGE



GOOD NATURAL LIGHT



WAREHOUSE STYLE
FEATURES



OPEN PLAN

SELF-CONTAINED MEDIA STYLE UNIT TO RENT IN LONDON FIELDS



TRANSPORT

Cambridge Heath - 6 mins



London Fields - 10 mins



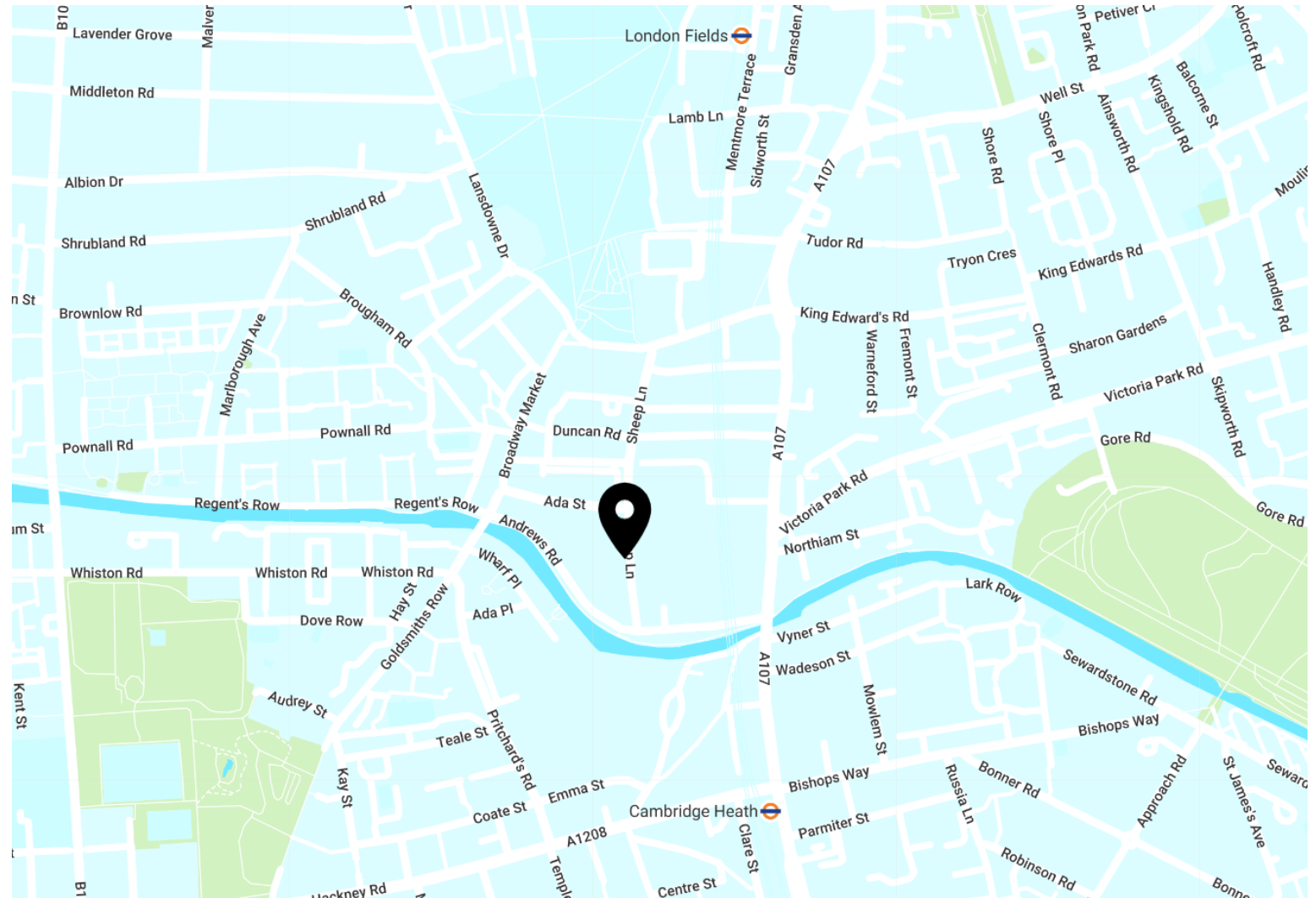
Bethnal Green - 15 mins



AREA

Located close to the junctions with Ada Street and Andrews Road alongside Regents Canal and within a short walking distance from the popular Broadway Market, which offers boutique retail shops and restaurants. London Fields, forming part of Hackney Central is an emerging commercial location with increasing demand from within the media and creative industries, within easy reach of the City of London.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES	SERVICE CHARGE	TOTAL (PCM)
Ground	1,617					
LG	603					
Total	2,219	Available	£25.00	£8.86	TBC	£6,216

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

VIEWINGS VIA SOLE AGENTS

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