

**BEAUTIFUL LONDON  
FIELDS OFFICE  
OPPORTUNITY**

**SMOKEHAUS  
E8**

**7,500–30,000 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## LOCATION

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.

## AVAILABILITY

UNIT	APPROX SIZE (SQ FT)	STATUS	RENT( PSF)	RATES (PSF)	SG (PSF)
1st Floor	7,500	Available	POA	TBC	TBC
Ground	7,500	Available	POA	TBC	TBC
Lower Ground	7,500	Available	POA	TBC	TBC
Basement	7,500	Available	POA	TBC	TBC
<b>Total</b>	<b>30,000</b>	<b>Available</b>	<b>POA</b>	<b>TBC</b>	<b>TBC</b>

## TRANSPORT

**LONDON FIELDS**  
Overground

**CAMBRIDGE HEATH**  
Overground

**HACKNEY DOWNS**  
Overground

## LEASE

A new lease available direct from the landlord for a term to be agreed.

## TIMING

Available Now

## 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 JOINT AGENTS

### BELCOR

020 7375 3444  
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### COMPTON

020 7101 2020

## TEAM

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