



## Studio 18 Arthaus

203 Richmond Road, London Fields, Hackney, E8 3NJ

### 2nd floor office To Let, London Fields, Hackney.

**375 sq ft**

(34.84 sq m)

- Concierge, CCTV and 24hr security
- Meeting Room and Conference Facilities
- Kitchen facilities, breakout areas and on site cafe restaurant
- Bike Racks
- WC and shower rooms
- Lift

# Studio 18 Arthaus, 203 Richmond Road, London Fields, Hackney, E8 3NJ

## Summary

<b>Available Size</b>	375 sq ft
<b>Rent</b>	£11,000 per annum
<b>Rates Payable</b>	£4,840.30 per annum Small Business Relief Scheme Applicable
<b>Rateable Value</b>	£9,700
<b>Service Charge</b>	£2,136.48 per annum No VAT on service charge
<b>VAT</b>	Applicable
<b>EPC Rating</b>	E (111)

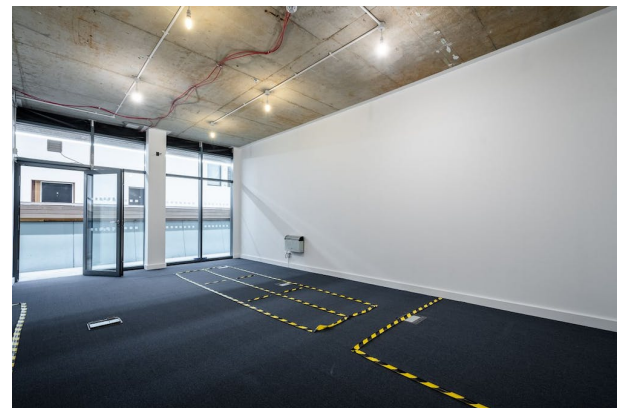
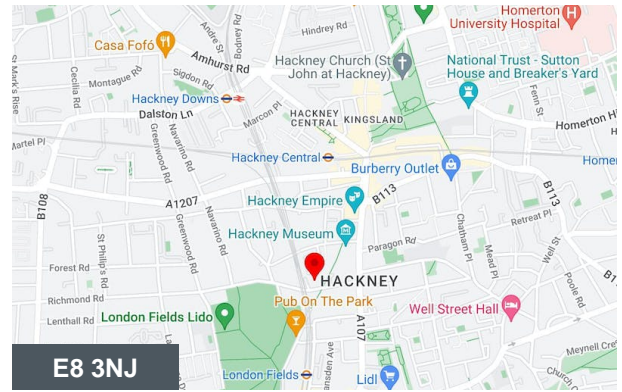
## Description

Arthaus is a stylish redevelopment of a period warehouse building with a superb location on Richmond Road in the popular and fashionable London Fields neighbourhood of Hackney. Now home to a mix of tenants in the creative media and tech industries, the building itself houses three restaurants on the doorstep and a wide variety of cafes, bars, restaurants, shops and other amenities can be found close by.

Arranged around a stunning atrium with 24-hour concierge there are a range of private office studios available. Units feature full-height double glazing with exposed concrete ceilings and benefit from raised access flooring, cat 6 cabling and pendant lighting. Additionally, all tenants have access to the kitchen, break-out areas, WCs and shower facilities plus meeting rooms, locker rooms, cycle storage. Secure underground parking spaces may be available by separate negotiation.

## Accommodation

Name	sq ft	Rent	Service Charge	Availability
2nd - Studio 18	375	£11,000 per annum	£2,136.48 /annum	Available
<b>Total</b>	<b>375</b>			



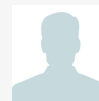
## Viewing & Further Information



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