

**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

East Central – 020 7613 4044 West Central – 020 7837 2022

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

#### Summary

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

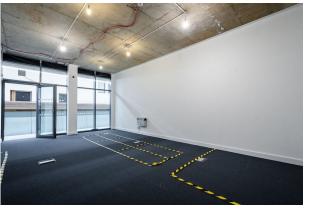
Arranged around a stunning atrium with 24-hour concierge there are a range of private office studios available. Units feature full-height double glazing with exposed concrete ceilings and benefit from raised access flooring, cat 6 cabling and pendant lighting. Additionally, all tenants have access to 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
Total	375			







### Viewing & Further Information



**George Sarantis** 020 7613 4044 | 0731 1077 549 george@fyfemcdade.com



Andrew Browne 020 7613 4044 andrew@fyfemcdade.com

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