



## 5 Mentmore Terrace

5 Mentmore Terrace, London, E8 3PN

**700 sq ft of Class E space  
on the lower ground floor of  
a unique late Victorian  
warehouse**

**700 sq ft**  
(65.03 sq m)

- Newly refurbished
- Characterful skylight
- Part furnished
- Self-contained with kitchen & WC
- Prominent location opposite London Fields station

# 5 Mentmore Terrace, London, E8 3PN

## Summary

<b>Available Size</b>	700 sq ft
<b>Rent</b>	£25,000 per annum
<b>Business Rates</b>	Small Business Relief Scheme
<b>Service Charge</b>	£2,225 per annum
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

This 700 sq ft Class E commercial space on the lower ground floor of a unique late Victorian warehouse is directly opposite London Fields station. This handsome brick building has been sympathetically refurbished to a very high standard by Use Architects to provide a mix of commercial and residential units. The space features a large skylight to create a bright working environment.

## Location

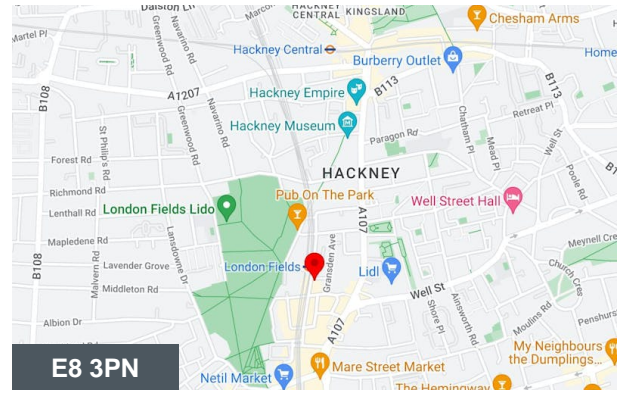
The warehouse is located in an ideal spot between London Fields and Mare Street amidst a thriving neighbourhood where co-working spaces and small businesses sit alongside new residential developments. It is a perfect example of an inner London micro-community with excellent transport links, green spaces and numerous amenities. The location is popular with artisans and entrepreneurs as well as being a leisure and entertainment destination.

London Fields station offers fast journeys to the City (9 minutes) which is also just a 20 minute cycle ride away.

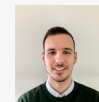
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Lower Ground	700	65.03	£25,000 /annum	Let
<b>Total</b>	<b>700</b>	<b>65.03</b>		



## Viewing & Further Information



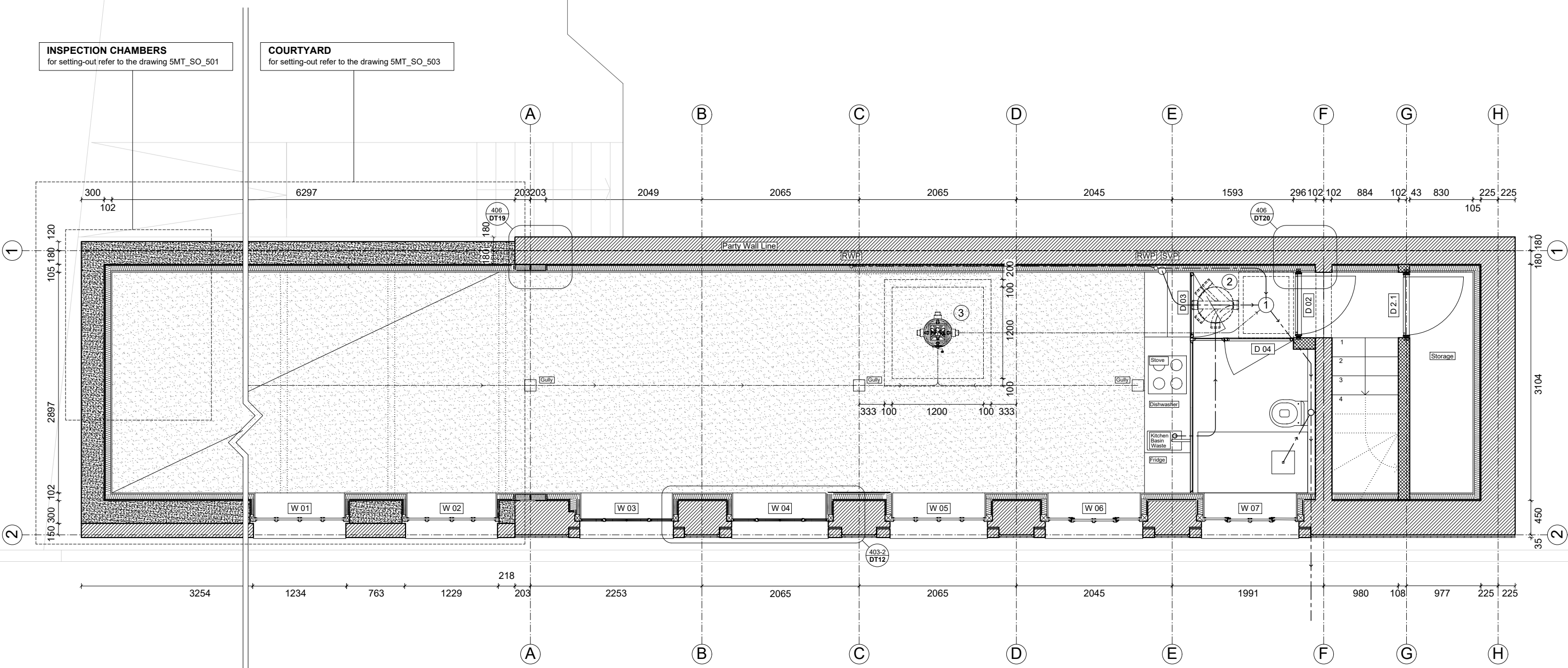
**George Sarantis**

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

**INSPECTION CHAMBERS**  
for setting-out refer to the drawing 5MT\_SO\_501

**COURTYARD**  
for setting-out refer to the drawing 5MT\_SO\_503



- 01 - CPM House Inspection Chamber 750 x 600 mm
- 02 - Plastic inspection chamber
- 03 - Delta Sump Pump in 150 mm concrete encasement
- SVP - Soil Vent Pipe
- RWP - Rain Water Pipe



	Arch 375 52 Haverley Place London E9 5BB	T +44 (0)20 8996 8111 F +44 (0)20 8996 8200 www.wse-architects.com	Scale 1/50 @ A3 Do not scale the drawing All dimensions to be verified on site	Project 5 Mentmore Terrace
	DWG Title Proposed Mezzanine Plan	DWG Size	Date 15/04/2021	DWG No. 5MT_GA_011
			Revision B	Date