



# BOHEMIA PLACE HACKNEY

LONDON E8 /// [legend.lift.manual](http://legend.lift.manual)

**TO LET**  
**F&B UNITS**  
**RANGING FROM**  
**C. 1,160 - 1,600 SQ FT**



# SPACE TO THRIVE

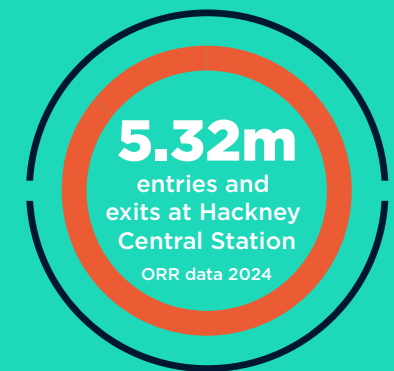


## BOHEMIA PLACE

TRADE FROM AN  
ESTABLISHED AND VIBRANT  
DESTINATION IN HACKNEY,  
COMPRISING A VARIETY OF  
RECENTLY REFURBISHED  
UNITS SUITABLE FOR A  
RANGE OF F&B BUSINESSES.

Bohemia Place is located in the  
epicentre of Hackney opposite  
Hackney Central Station, directly  
off of Mare Street.

The available units are fully  
refurbished and include  
attractive glazed frontages, 3-  
phase power supply, and  
outdoor seating.





# LOCATION

A VIBRANT EAST LONDON DESTINATION.



## TRAVEL TIMES

Morning Lane		1 min (c. 0.06 mile)
Hackney Central		1 min (0.1 mile)
Hackney Downs Station		9 mins (0.4 miles)
London Fields		12 mins (0.5 miles)



LONDON  
FIELDS

MARE  
STREET

HACKNEY CENTRAL  
STATION

ELSEWHERE  
COFFEE

OSLO

BOHEMIA  
PLACE  
ENTRANCE

NURSERY  
ROAD

NIGHT  
TALES








HACKNEY CHURCH  
BREWERY

MORNING  
LANE

ARTISTIC  
STUDIOS

CUPPA PUG

# ACCOMMODATION

UNIT	SQ FT	OCCUPANCY
Station building		Oslo Hackney
Station kiosk		Elsewhere Coffee
1		Argun Printers & Stationers
2	1,160	 Under Offer
3	1,240	 Under Offer
4	1,280	 Under Offer
5	1,260	 Available
6	1,270	 Available
7	1,280	 Available
8	1,270	 Under Offer
13 - 15		Night Tales
16 - 17		Hackney Church Brewery
18		Friends of the Joiners Arms
19	1,600	 Available
20		Hackney Church Brewery
Rear of 20		 Under Offer
21	2,250	 Under Offer
22		Cuppapug

# SPECIFICATION



**Great location**



**Newly refurbished units**



**Glazed frontages**



**3-phase power**

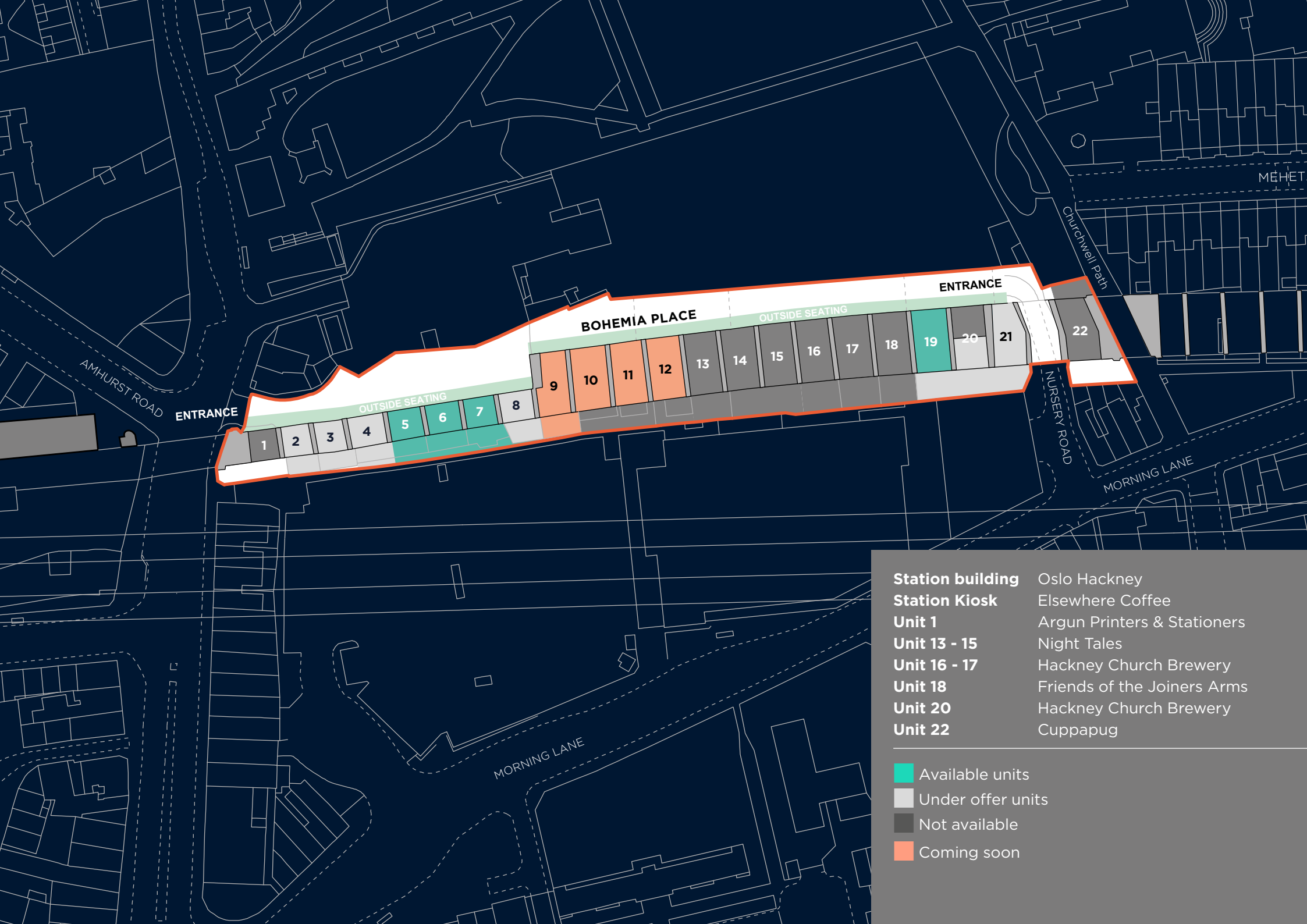


**Outdoor seating area**







**Flexible planning**





<b>Station building</b>	Oslo Hackney
<b>Station Kiosk</b>	Elsewhere Coffee
<b>Unit 1</b>	Argun Printers & Stationers
<b>Unit 13 - 15</b>	Night Tales
<b>Unit 16 - 17</b>	Hackney Church Brewery
<b>Unit 18</b>	Friends of the Joiners Arms
<b>Unit 20</b>	Hackney Church Brewery
<b>Unit 22</b>	Cuppapug

-  Available units
-  Under offer units
-  Not available
-  Coming soon

## COSTS PER ANNUM

Please enquire for costs.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

### ENQUIRIES

+44 (0)800 830 840

[leasing@thearchco.com](mailto:leasing@thearchco.com)

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued April 2026.



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