

BOHEMIA PLACE

HACKNEY E8

/// legend.lift.manual

TO LET

**F&B UNITS
RANGING FROM
C.1,200 - 7,200 SQ FT**



SPACE TO CREATE @

BOHEMIA PLACE

A vibrant destination in Hackney, comprising a variety of recently refurbished arches 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 all self-contained, open plan with excellent natural light and typically warehouse-style features, and benefit from outdoor seating.



6.5m
entries and
exits at Hackney
Central Station

TFL Data 2017



COFFEE CULTURE

AMERICANO	£2.50
ESPRESSO	£2.50
LATTE	£3.00
MACCHIATO	£3.00
CORTADO	£3.00
FLAT WHITE	£3.50

Coffee Culture

VALATIA

VALATIA

LOCATION

A VIBRANT EAST LONDON DESTINATION



Hackney Church Brewery

World Beer Awards 2023 Winner

Elliot Cunningham's critically acclaimed food cooked over open flame

Lagom



Oslo Hackney

Part of the DHP Family of live music venues

BOHEMIA PLACE
HACKNEY E8

CuppaPug

A permanent cafe for pug lovers



Night Tales Nightclub

DJ Best of British 2022, Best Small Nightclub



TRAVEL TIMES

Morning Lane



1 mins (c. 0.06 miles)

Hackney Central



1 mins (0.1 miles)

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

NIGHT
TALES

HACKNEY CHURCH
BREWERY

NURSERY
ROAD

MORNING
LANE

ARTISTIC
STUDIOS

CUPPA PUG

ACCOMMODATION

UNIT	SQ FT	OCCUPANCY
Station building		Oslo Hackney
Station kiosk		Elsewhere Coffee
1		Argun Printers & Stationers
2	1,330	 Under Offer
3	1,340	 Under Offer
4	1,340	 Under Offer
5	1,340	 Under Offer
6	1,340	 Under Offer
7	1,340	 Under Offer
8	1,340	 Under Offer
9	2,050	 Under Offer
10	1,550	 Under Offer
11	1,640	 Under Offer
12	1,640	 Under Offer
13, 14 & 15		Night Tales
16, 17 & front of 20		Hackney Church Brewery
22		Cuppapug

UNIT	SQ FT	AVAILABILITY
18	3,090	 Available
19	1,600	 Available
Rear of 20, & unit 22	2,250	 Available

SPECIFICATION



Great
location



Newly
refurbished
units



Glazed
frontages

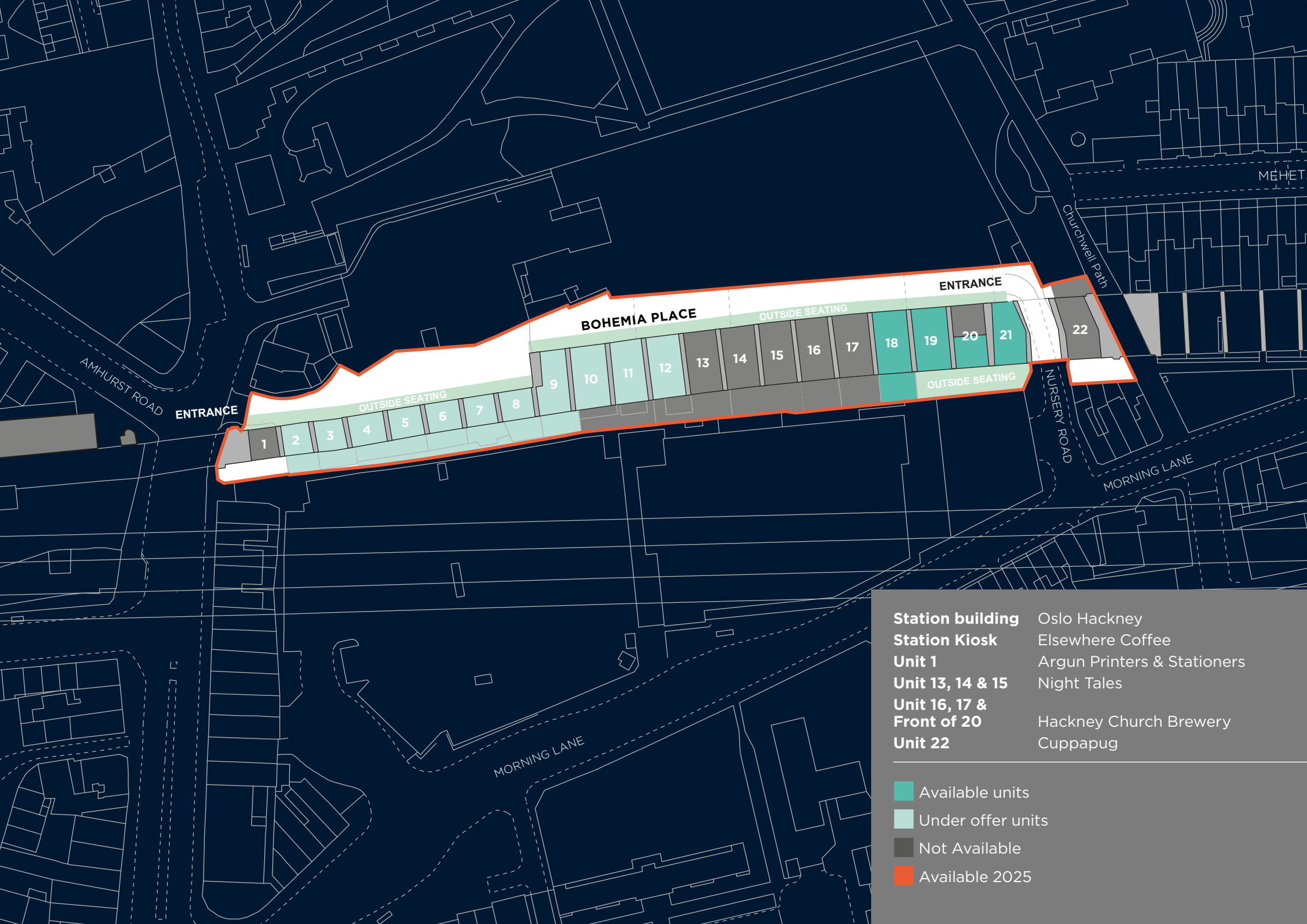


Licensed



Outdoor
seating
area





Station building	Oslo Hackney
Station Kiosk	Elsewhere Coffee
Unit 1	Argun Printers & Stationers
Unit 13, 14 & 15	Night Tales
Unit 16, 17 & Front of 20	Hackney Church Brewery
Unit 22	Cuppapug

- Available units
- Under offer units
- Not Available
- Available 2025

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

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 December 2024.



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