

Est. 1955

# Tarn &Tarn



**UNIT 1-23-47  
MARE STREET  
LONDON FIELDS  
E8 4RP**

**SELF CONTAINED  
E-CLASS UNIT  
862 FT<sup>2</sup>**

# DESCRIPTION

The available accommodation is a self-contained, ground-floor E-class unit situated within a mixed-use development. This unit boasts good ceiling height, kitchenette, WC facility and good natural light, making it an ideal choice for a wide range of E-Use Class businesses looking for a prominent location in the E8 postcode area.

# SUMMARY

- Good Ceiling Height
- Excellent Transport Links
- Prominent Location
- Walking Distance to London Fields Overground Station
- Kitchenette
- WC Facility












# LOCATION

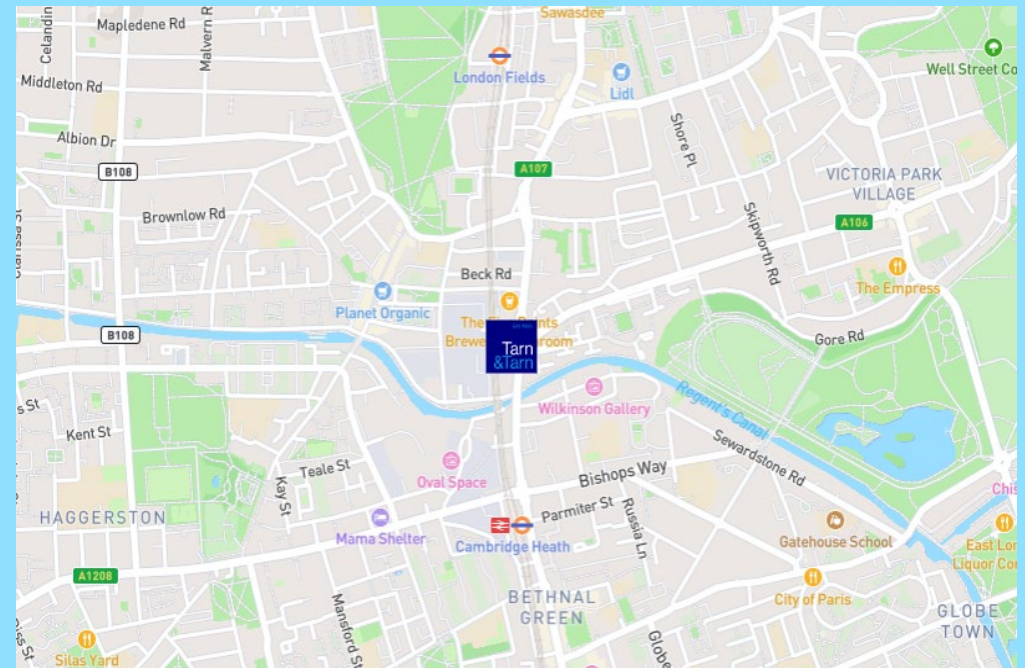
## THE AREA

The property is situated in a prominent position of Mare Street, benefiting from excellent transport links. London Fields Overground station is walking distance, offering regular 10-minute journeys to Liverpool Street. Additionally, Hackney Central Overground Station is within walking distance, granting easy access to various London Underground Stations. Notably, Highbury & Islington is a quick 7-minute train ride West from Hackney Central, while Stratford lies just 13 minutes to the East.



## TRANSPORT

-  Cambridge Heath (4-minute walk) – **Overground Line**
-  London Fields (10-minute walk) - **Overground Line**
-  Hackney Central (20-minute walk) – **Overground Line**



# ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	862				
<b>TOTAL</b>	<b>862</b>	<b>£29,000</b>	<b>TBC</b>	<b>£12,350.25</b>	<b>£41,350.25</b>

# TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

# BUILDING INSURANCE

TBA

# VAT

TBC

# LEGAL COSTS

London Borough of Hackney

# ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

# LOCAL AUTHORITY

London Borough of Hackney



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## VIEWINGS

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**TARN & TARN**  
53 COMMERCIAL STREET  
LONDON E1 6BD

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

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**ARTHUR NOWICKI**  
**T** 07792 711461  
**E** [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**OLLIE LAZARUS**  
**T** 07805 756620  
**E** [OLLIE@TARN-TARN.CO.UK](mailto:OLLIE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
**T** 07554 640000  
**E** [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)



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SINCE 1955.**