

# Warehouse / Industrial Unit



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## To Let

Arch 385 Mentmore Terrace  
London Fields Hackney, E8 3PH

- 4.1 m Eaves Height
- Arched Industrial Unit
- Close Proximity to London Fields Station
- B1/B2/B8 use class
- Kitchenette and WC facilities



Rent available upon application.

### Contact Us

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**1,623 SQ FT (150.8SQ M)**

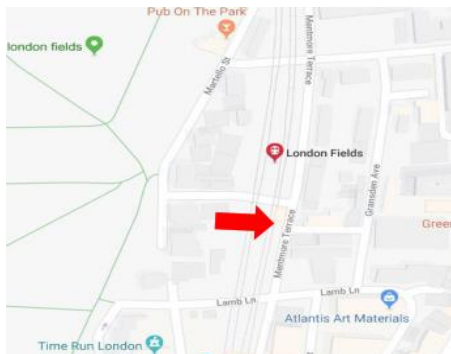
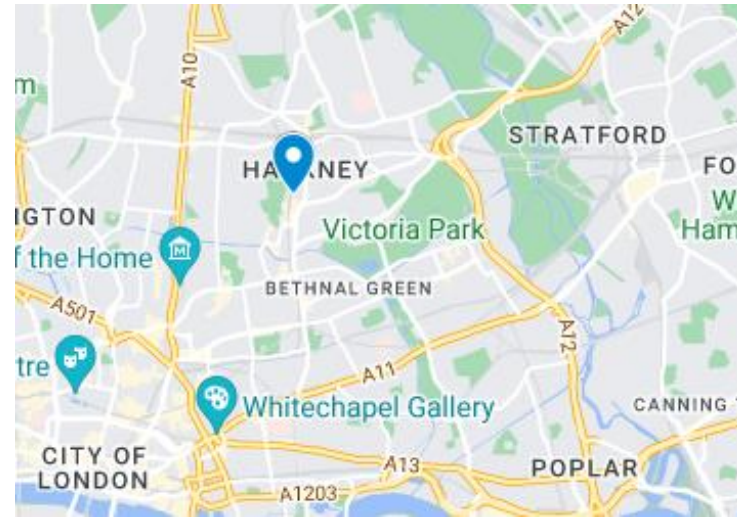
# Arch 385 Mentmore Terrace

## Location

The property near London Fields Overground Station, in the London Borough of Hackney. London Liverpool Street Station is within 10 minutes of London Fields Station via over-ground services, and there are several bus routes that operate in the area. Local occupiers in the area include Patty & Bun, E5 Bakehouse, London Fields Brewery and Pub on the Park.

## Description

The Arch is suitable for a variety of B class uses; industrial and business uses. The Arch is lined and has a concrete floor with a screed finish. There are two electric roller shutter doors one onto Mentmore Terrace, the other to the rear of the arch. The unit benefits from 3 phase power, 1 WC, a small kitchenette area and height to the crown of approximately 4.1m.



## ACCOMMODATION (GIA) (SUBJECT TO FINAL MEASUREMENT)

	SQ FT	SQ M
Warehouse	1,623	150.8
<b>TOTAL</b>	<b>1,623</b>	<b>150.8</b>

## VAT

VAT is applicable

## Rateable Value

On Application

## Legal Costs

Each Party will be responsible for their own legal costs

## Terms

On Application

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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## Business