

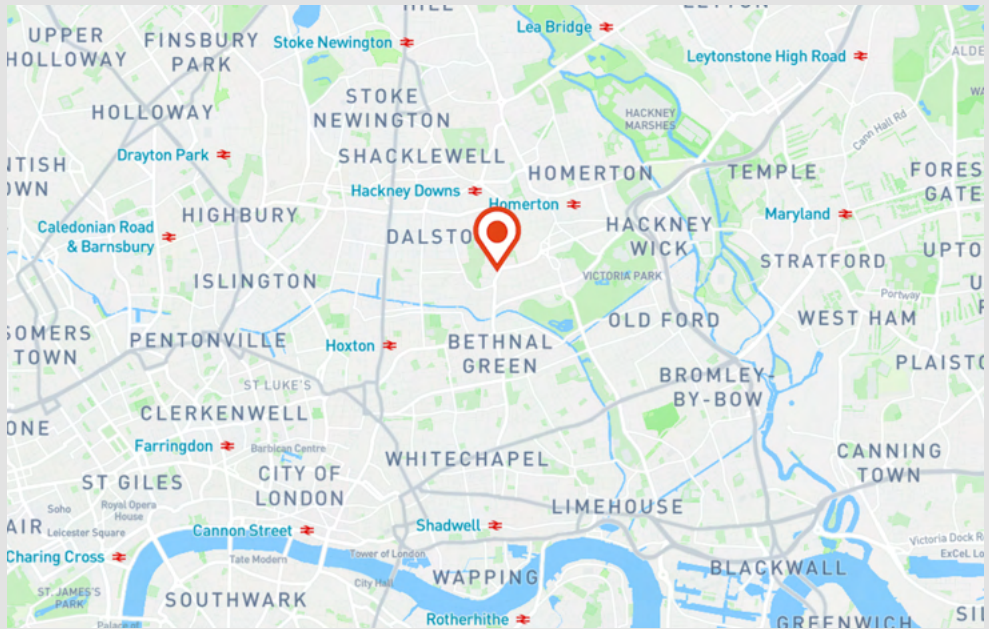


## SELF-CONTAINED BUILDING - LONDON FIELDS

## 125 MARE STREET, E8 3RH

**Rarely available self-contained building in London Fields to rent**

- 2,643 to 25,748 sq ft
- Private terrace with impressive views, perfect for outdoor meetings or breaks.
- High-quality fit-out with meeting rooms, private offices, workstations, breakout zones, and kitchens—ready for immediate move-in.
- Air conditioning throughout and a passenger lift for easy access on all floors.
- Excellent branding opportunities to enhance visibility and presence.
- Landlord open to potential space split options to accommodate various business needs.



## LOCATION

Situated in the bustling heart of Hackney, 125 Mare Street offers an excellent commercial location with high foot traffic and easy access to key transport links. Just a short walk from Hackney Central and London Fields Overground stations, the property benefits from excellent connectivity to Central London and beyond. The surrounding area is home to a vibrant mix of independent businesses, retail outlets, and popular dining spots, making it an attractive destination for both customers and employees. Close proximity to the lively Broadway Market and the green space of London Fields adds to the appeal, offering a dynamic working environment in one of East London's most up-and-coming areas

## DESCRIPTION

This fully self-contained building spans across the Lower Ground to 3rd floors, offering versatile workspaces in a prime Hackney location. The property boasts its own private terrace with impressive views, providing an ideal setting for outdoor meetings or breaks. The existing high-quality fit-out includes a range of meeting rooms, private offices, workstations, breakout zones, and kitchens, allowing businesses to move in with minimal setup. With air conditioning throughout, a passenger lift for easy access across all floors, and excellent branding opportunities, this building offers a complete solution for businesses seeking a dynamic, modern workspace. The landlord will consider a potential split of the space

## AMENITIES

- Existing fit out in place
- Unique features throughout
- Private roof terrace
- Double height ceiling in part
- Exposed character features
- Fully air conditioned 1x passenger lift
- DDA compliant Branding opportunities





## TERMS

New full repairing & insuring lease available for a term by arrangement direct from the Freeholder.

## VAT

The property is elected for VAT.

## LOCAL AUTHORITY

London Borough of Hackney.

## VIEWINGS

For further information or to arrange a viewing, please contact:

### STEFAN DAVIES

+44 (0) 7500 760 541

[Stefan.Davies@Newsteer.co.uk](mailto:Stefan.Davies@Newsteer.co.uk)

### JOE METLISS

+44 (0) 7399 685 928

[Joe.Metliss@Newsteer.co.uk](mailto:Joe.Metliss@Newsteer.co.uk)

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