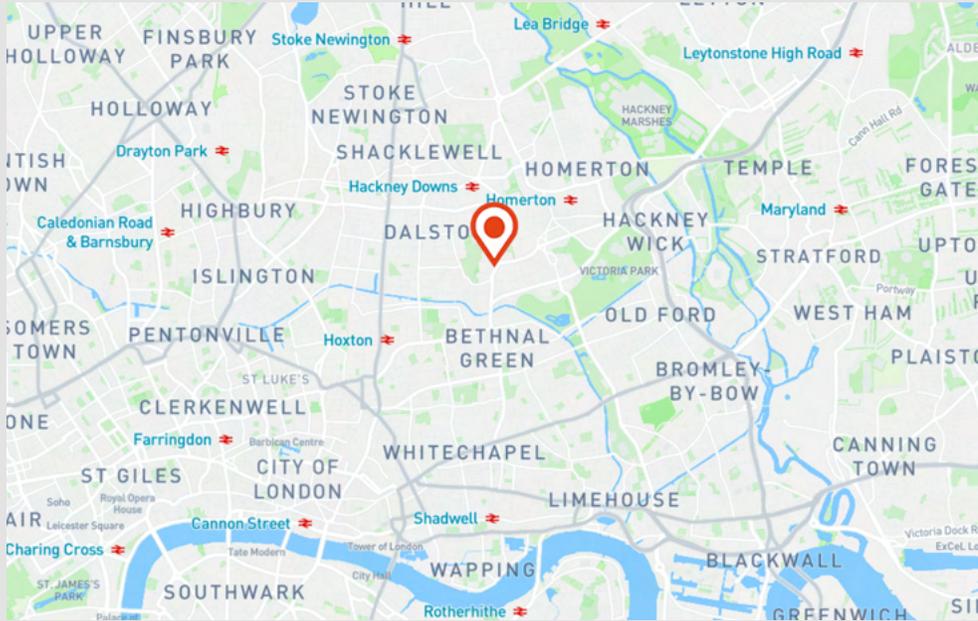


SELF-CONTAINED BUILDING - LONDON FIELDS

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

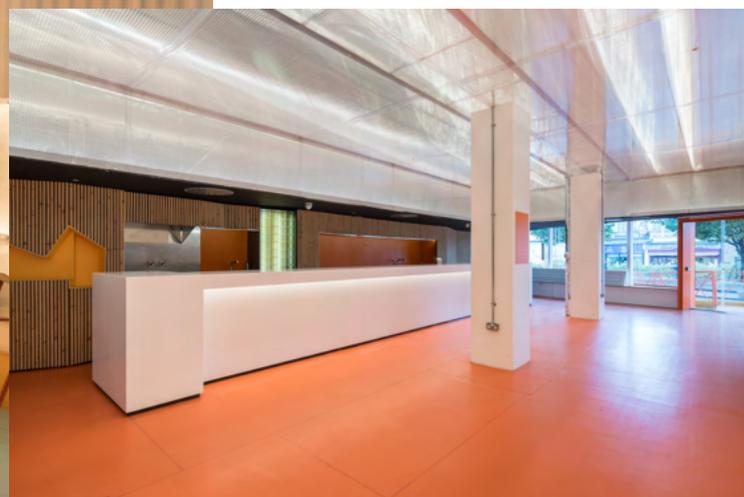
Situated in the bustling heart of Hackney, 125 Mare Street offers an excellent commercial location with high foot traffic and easy access to key transport links. Just a short walk from Hackney Central and London Fields Overground stations, the property benefits from excellent connectivity to Central 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:

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Important Notice

1. This information is intended as a general outline for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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