

18-20 LONDON LANE

LONDON FIELDS, E8 3PR

FOREST
REAL ESTATE

TO LET

7,750 SQ FT

A Rare Self Contained Commercial Building in Central London Fields

Key Features

- Self-contained London Fields commercial building
- Private terrace
- A minutes walk of London Fields Station
- Sizes based on the Gross Internal Area
- Full height atrium from ground floor reception up to the second floor
- Fully fitted kitchens, WC's and lift access
- Suitable for a range of potential uses within Class E including leisure, medical and offices

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Description

A self-contained three-storey building with a terrace, offering predominantly open plan accommodation.

The building features striking staircases and a full-height atrium void spanning all three floors, providing excellent natural light throughout. The accommodation includes partitioned meeting rooms and workspace suites, fully fitted kitchens, WCs, and lift access.

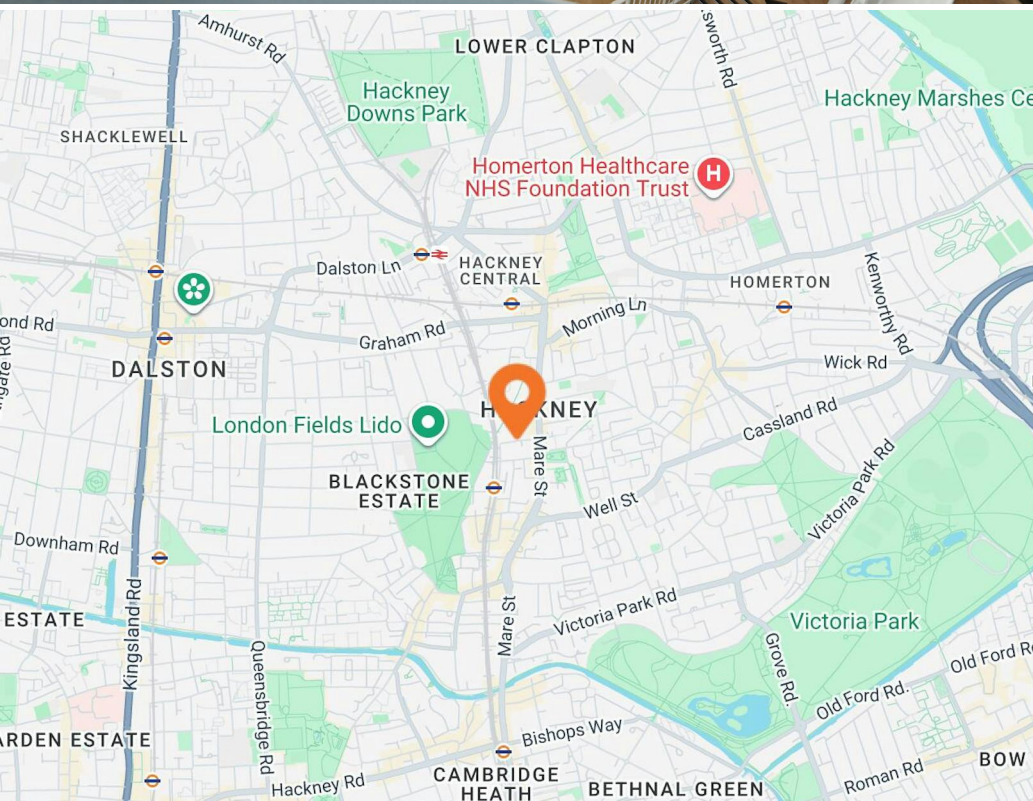
Location

Situated on the north side of London Lane in the heart of Hackney's London Fields, the property enjoys excellent connectivity and accessibility.

London Fields Overground station is just a two-minute walk away, and the area is well served by a variety of local bus routes.

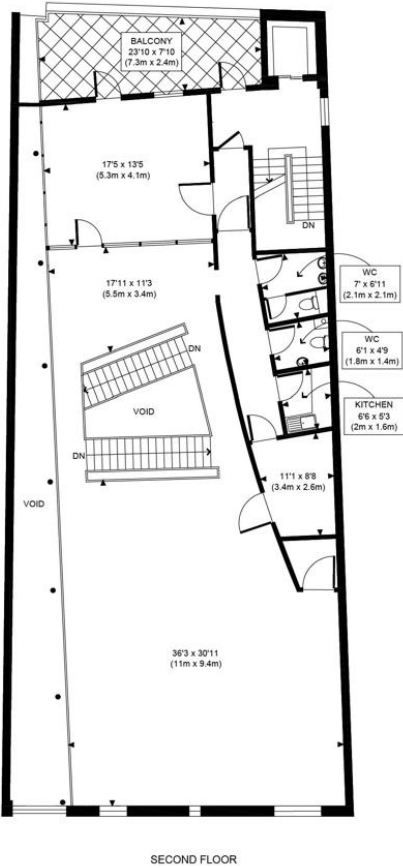
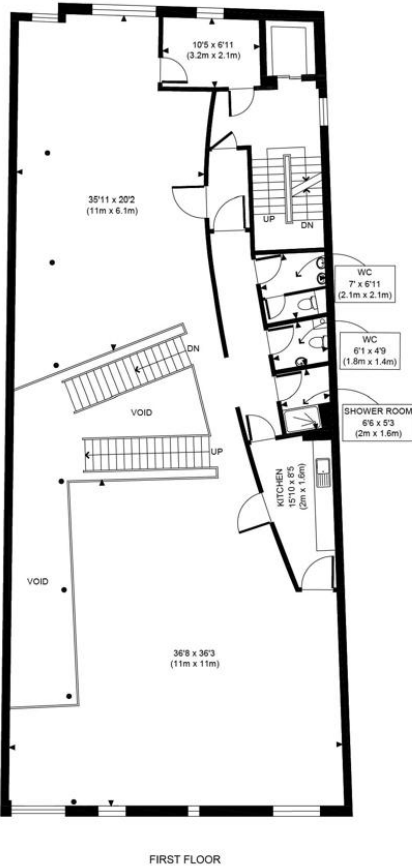
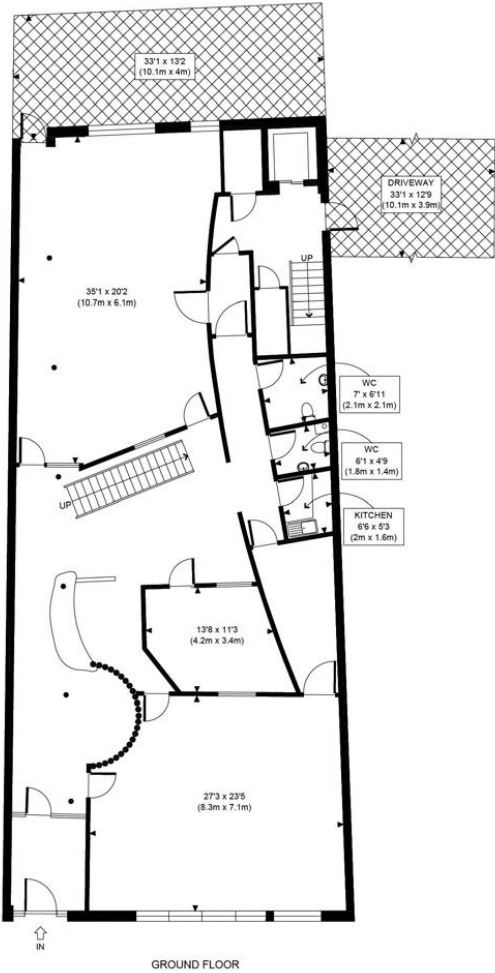
The building is also ideally positioned close to London Fields Park and within a five-minute walk of the vibrant Broadway Market.

A wide selection of independent restaurants, cafés, shops and bars are located nearby, contributing to the area's lively character.





Approx Gross Internal Area
7,750 sqft / 720 sqm



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,897	269.14
1st	2,500	232.26
2nd	2,353	218.60
Total	7,750	720
Lease	New Lease	
Rent	£24.50 per sq ft	
Rates	£89,760 per annum	
Service Charge	N/A	
VAT	Not applicable	
EPC	B (46)	

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