

Regulated by RICS

**72-74**  
**Mare Street**  
**London E8 4RT**

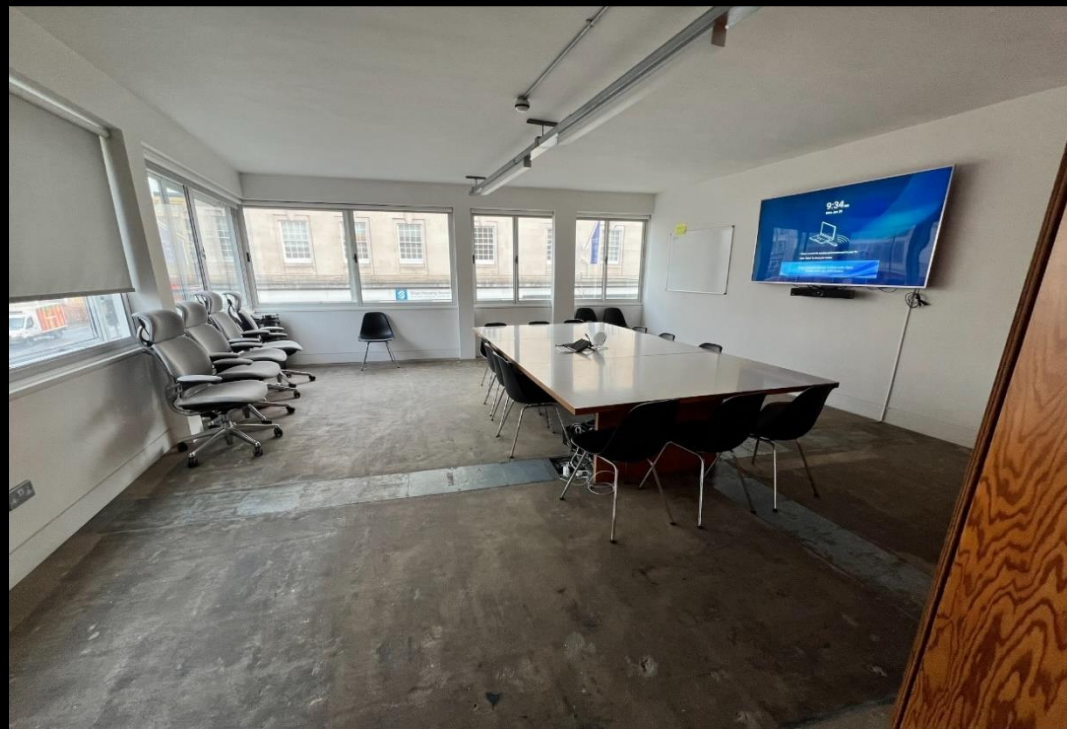
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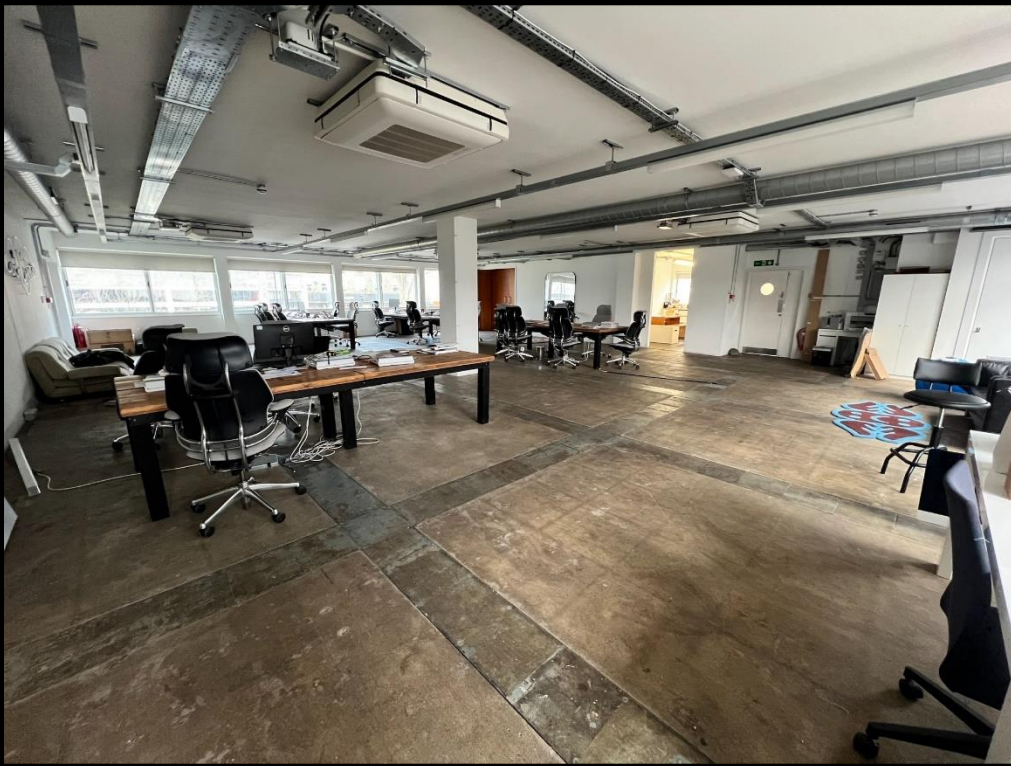
**FITTED OFFICE / STUDIOS**  
**AVAILABLE**

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**SECURE BIKE STORAGE**

**Not Elected to VAT**





## LOCATION & TRANSPORT

72 – 74 Mare Street is prominently situated on the corner of Mare Street and King Edwards Road, directly opposite Netil House Studios and We Work's Keltan House.

Broadway Market with its diversity of shops, restaurants and bars is within 5 minutes' walk.

The property is well connected with London Fields and Cambridge Heath (Overground) stations, providing direct access to Liverpool Street Station, both within 10 minutes' walk. Hackney Central (Overground) and Bethnal Green (Central Line) stations are within 15 minutes' walk.

Numerous bus routes on Mare Street provide easy access to all areas of Central London.

## DESCRIPTION

The building was extensively refurbished to provide bright open plan floors with a variety of breakout and meeting areas.

Each floor has large windows to 3 elevations and has been fitted in a media style with stripped back concrete floors, suspended steel trunking, strip lighting and VRF heating and cooling units with fresh air ventilation.

The building benefits from communal bike racks.

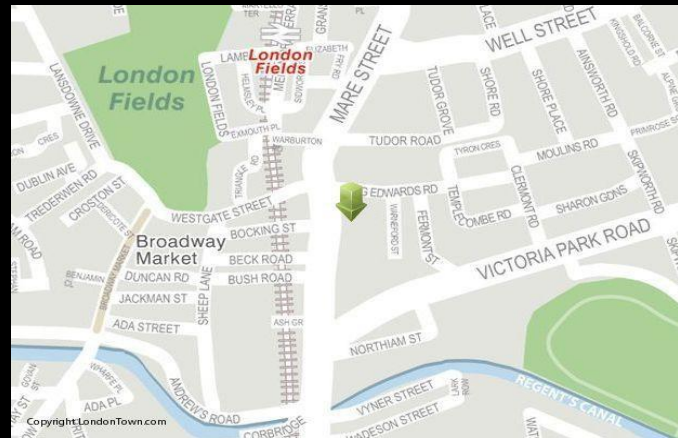
## FINANCIALS

Rent and service charge: £20.39 per sq ft

Estimated Business Rates: The tenant is wholly responsible for checking and paying the annual amount with the Local Authority

## EPC

Available upon request.



## AMENITIES

- Excellent natural light
- Suspended steel trunking with cabling in place
- Underfloor trunking
- Fitted and informal meeting rooms
- VRF heating and cooling units with fresh air ventilation
- Furniture available by arrangement

## AVAILABLE SPACE

1st Floor measuring 2,648 sq ft NIA



## LEASE

A new lease direct from the Landlord.

## VIEWING

### AND FURTHER INFORMATION

Strictly by prior appointment:

**Robert White**  
020 7758 4135  
07879 811 389  
rw@cummings-commercial.com



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