



PER ANNUM

£79,992 Per Annum

Richmond Road

London, E8 3NJ

LOCATION

Located in one of East London's most vibrant and creative hubs, this modern office space in E8 offers an exceptional opportunity for businesses seeking a well-connected and inspiring work environment. Positioned just moments from London Fields Station and within walking distance of Hackney Central, the property enjoys excellent transport links and strong local amenities.

DESCRIPTION

We are delighted to offer this outstanding ground-floor restaurant premises located in the iconic Arthaus building in Hackney – one of East London's most vibrant culinary and cultural hubs. The large open plan dining area is adorned with natural light and benefits from a service bar and kitchen with service window. The property further benefits from outside seating.

ACCOMMODATION

Gross Internal Area: 1083 Sq ft (100 Sq M)

AMENITIES

Ground-floor commercial unit with prominent street frontage on Richmond Road
Large glazed frontage providing excellent natural light and visibility
Spacious open-plan dining area, bar, and commercial kitchen space
High ceilings, polished concrete floors, and modern lighting throughout
Outside terrace
Feature lighting

TERMS

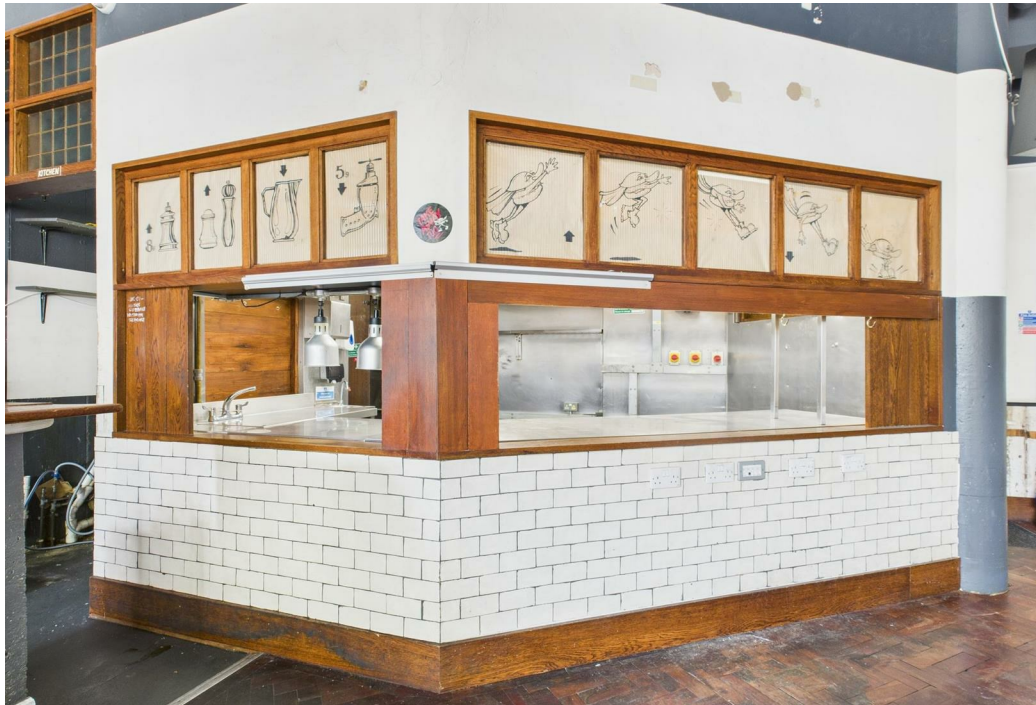
New Lease terms to be negotiated

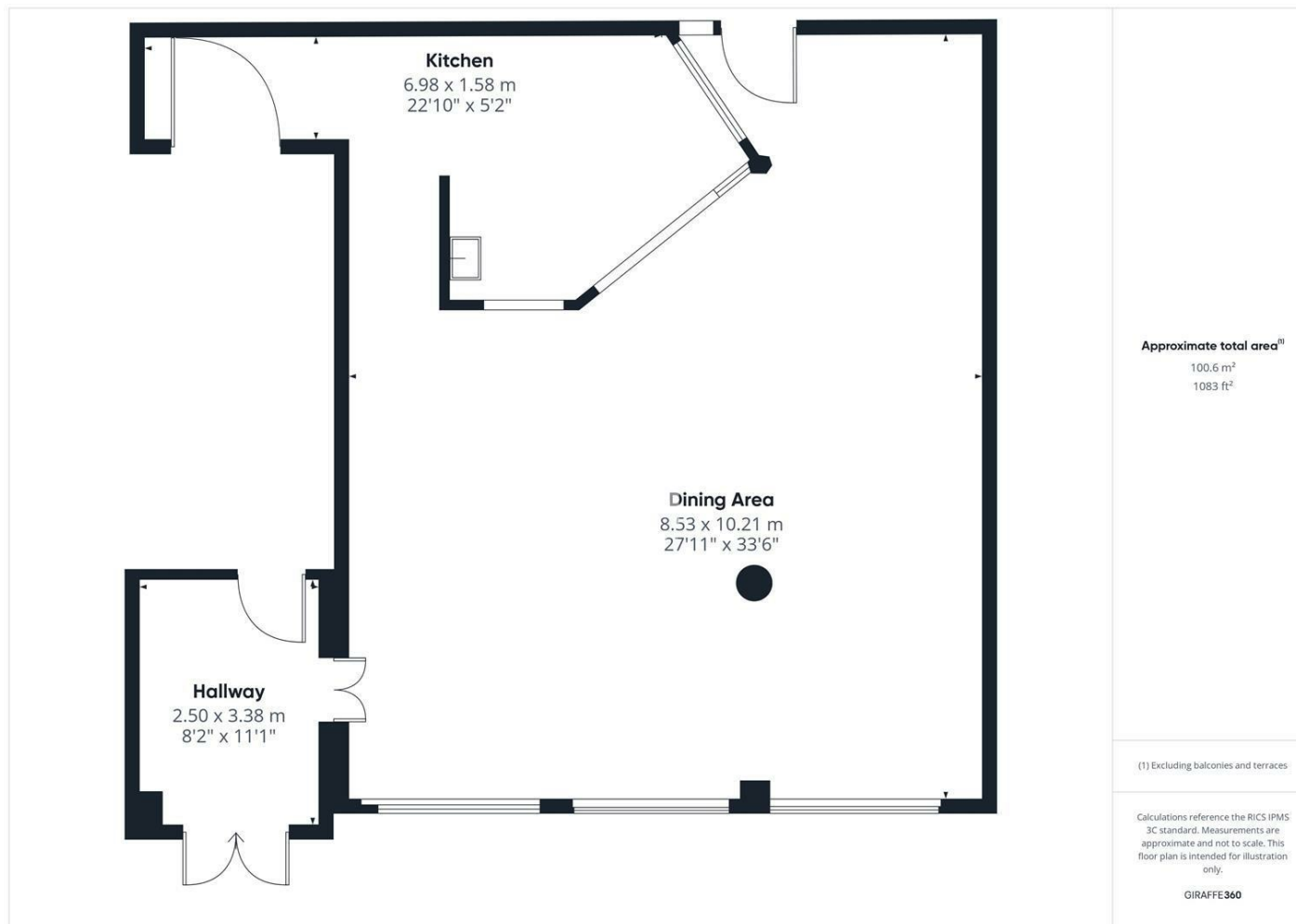
Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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