



AVAILABLE - TO LET

THE OLD SMOKEHOUSE, 35 MONIER ROAD, LONDON, E3 2ND

A3 Restaurant For Rent, 1,668 Sq Ft £29.50 Per Sq Ft

All enquiries to

020 7375 1801

strettons.co.uk

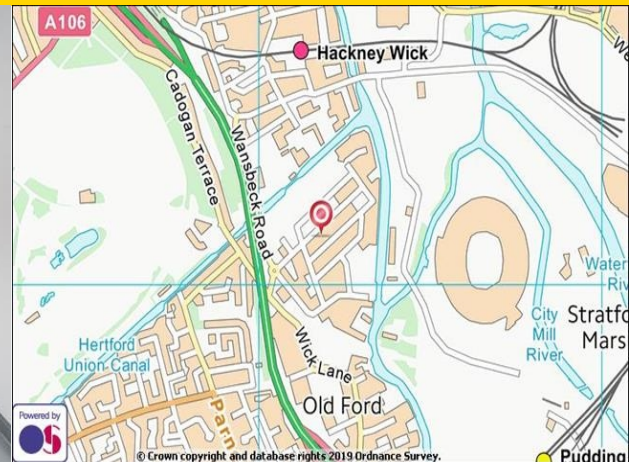


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The property provides ground floor commercial use (Class A3) within a mixed-use 5 storey property. The property consists of many attributes including access to a neighbouring gym, concierge, a secure cycle storage and showers. The interiors have exceptional natural light with floor to ceiling windows, contemporary suspended lighting, exposed concrete and raised floor finishes. Additionally, there is great high speed internet (Hyperoptic with 1GB upload/download) and electrical distribution via floor boxes.

The property is located on the corner of Monier Road and Remus Road, providing great street presence and access to the local amenities on offer. The office is situated within 10 minutes' walk of Hackney Wick Station (Overground Line) providing direct access into Shoreditch whilst Stratford Station, located less than 1.5 miles to the east provides great links to The City (Central Line, DLR, TFL Rail and Greater Anglia).

Highlights

- Exposed concrete finishes
- Raised floor finishes
- Excellent floor to ceiling heights (4210mm)
- Great natural light and LED lighting with passive infrared
- Air Conditioning
- Cycle storage

Rent	£29.50 Per Sq Ft
Business Rates	TBC
Building type	A3 Restaurant
Service Charge	TBC
EPC Rating	TBC

Floor	Size Sq Ft	Status
Unit E	1668	AVAILABLE - To Let
Total Internal Area	1,668	

Contact us

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