



BOHEMIA PLACE HACKNEY

LONDON E8 /// legend.lift.manual

TO LET
F&B UNITS
RANGING FROM
C. 1,160 - 1,600 SQ FT



SPACE TO THRIVE

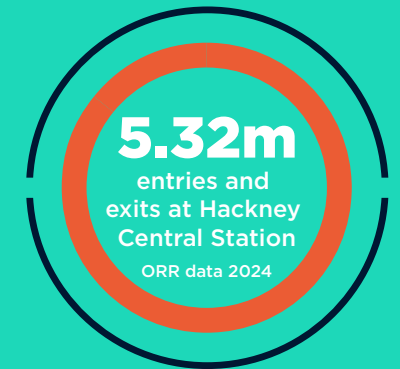


BOHEMIA PLACE

TRADE FROM AN
ESTABLISHED AND VIBRANT
DESTINATION IN HACKNEY,
COMPRISING A VARIETY OF
RECENTLY REFURBISHED
UNITS SUITABLE FOR A
RANGE OF F&B BUSINESSES.

Bohemia Place is located in the
epicentre of Hackney opposite
Hackney Central Station, directly
off of Mare Street.

The units are fully refurbished
and include attractive glazed
frontages, 3-phase power supply,
and outdoor seating.





LOCATION

A VIBRANT EAST LONDON DESTINATION.



TRAVEL TIMES

Morning Lane		1 min (c. 0.06 mile)
Hackney Central		1 min (0.1 mile)
Hackney Downs Station		9 mins (0.4 miles)
London Fields		12 mins (0.5 miles)



LONDON FIELDS

MARE STREET

HACKNEY CENTRAL STATION

ELSEWHERE COFFEE

OSLO

BOHEMIA PLACE ENTRANCE

NIGHT TALES

HACKNEY CHURCH BREWERY








NURSERY ROAD

CUPPA PUG

ARTISTIC STUDIOS

MORNING LANE

ACCOMMODATION

UNIT	SQ FT	OCCUPANCY
Station building		Oslo Hackney
Station kiosk		Elsewhere Coffee
1		Argun Printers & Stationers
2	1,160	 Under Offer
3	1,240	 Under Offer
4	1,280	 Under Offer
5	1,260	 Available
6	1,270	 Available
7	1,280	 Available
8	1,270	 Under Offer
13 - 15		Night Tales
16 - 17		Hackney Church Brewery
18		Friends of the Joiners Arms
19	1,600	 Available
20		Hackney Church Brewery
Rear of 20		 Under Offer
21	2,250	 Under Offer
22		Cuppapug

SPECIFICATION



Great location



Newly refurbished units



Glazed frontages



3-phase power

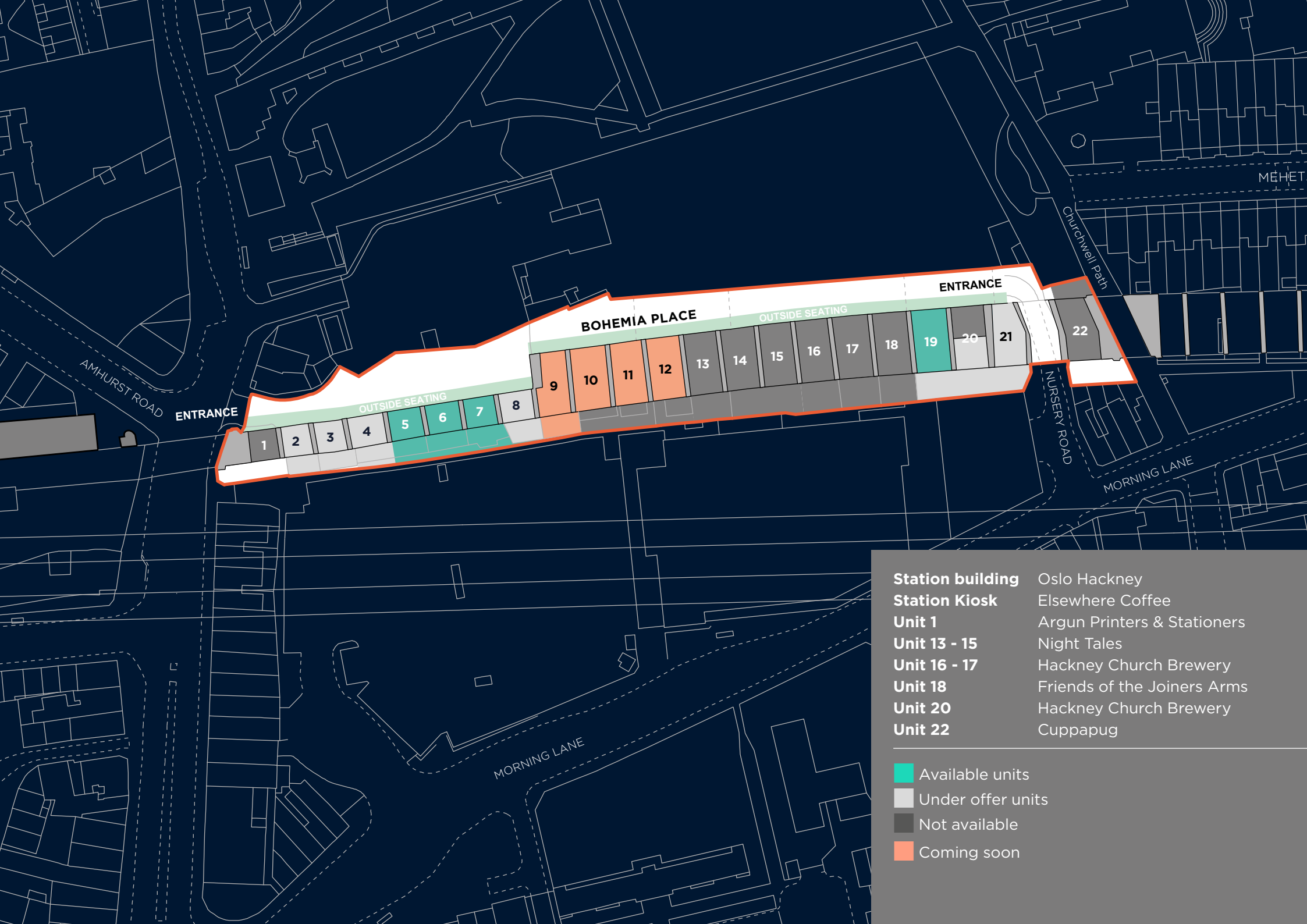


Outdoor seating area







Flexible planning





Station building	Oslo Hackney
Station Kiosk	Elsewhere Coffee
Unit 1	Argun Printers & Stationers
Unit 13 - 15	Night Tales
Unit 16 - 17	Hackney Church Brewery
Unit 18	Friends of the Joiners Arms
Unit 20	Hackney Church Brewery
Unit 22	Cuppapug

-  Available units
-  Under offer units
-  Not available
-  Coming soon

COSTS PER ANNUM

Please enquire for costs.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued April 2026.



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