



BOHEMIA PLACE HACKNEY

LONDON E8 /// legend.lift.manual

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

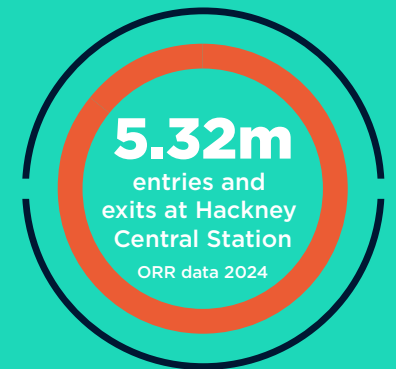


SPACE TO THRIVE @ BOHEMIA PLACE

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 available 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 mins (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

ARTISTIC
STUDIOS

MORNING
LANE

CUPPA PUG

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

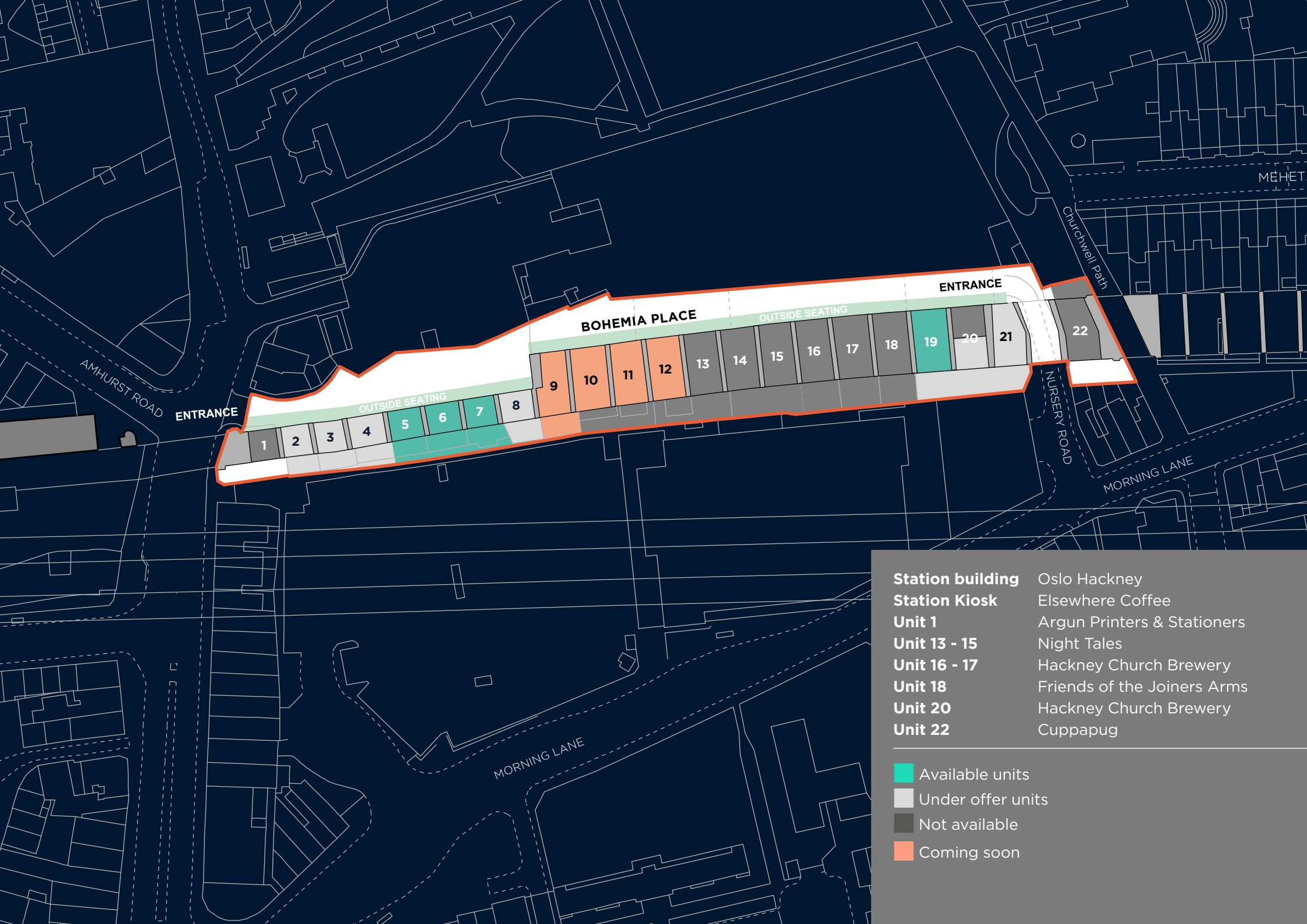


Outdoor
seating
area



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

For further information about the building or to arrange a viewing please contact the agent.

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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.

Conditions under which these particulars are issued. 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.

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