

**203**  
**HAGGERSTON**  
**ROAD E8**

1,140 SQ FT  
GROUND FLOOR SELF- CONTAINED RETAIL UNIT FOR  
RENT/SALE  
HAGGERSTON, E8



PLAY

Fire Exit Keep Clear  
020 3818 3650  
www.halonursery.co.uk

LEARN

SMILE often  
EXPLORE the day  
dream BIG  
be BRAVE  
be KIND  
203  
6+4=10  
Road  
B  
C  
Haggerston  
Follow Us On: @halo\_nursery

HAVE FUN

explore HAPPY  
Create Ball  
Sing Discover  
Read GROW  
Dance  
PLAY  
LAUGH Imagine  
skip learn  
Jump Climb  
Clap Game Paint  
Follow Us On: @halo\_nursery

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HALO NURSERY  
Play, Learn & Have Fun  
TRANCE →  
Haggerston Road  
London E8 4HU  
020 3818 3650  
www.halonursery.co.uk

Learn & Have Fun

HALO NURSERY  
020 3818 3650  
info@halonursery.co.uk  
www.halonursery.co.uk  
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WV  
XX

Wake up morning with the thought that someone

12  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

PLAY  
LAUGH Imagine  
Skip learn  
Jump climb  
Clap

EXPLORE HAPPY  
Discover  
Create Ball  
Sing  
Read dance

LEARN

WIDE  
often  
GLORE  
the day  
dream  
BIG  
HAVE  
KIND

Fire Exit Keep Clear

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Follow us

## DESCRIPTION

A rare ground floor self contained retail premises in the quiet neighborhood of the Haggerston road area. This ground floor unit situated within newly built residential development comprises excellent ceiling heights, multiple entrances with prominent floor to ceiling glazing and has been newly refurbished by its current nursery occupier. This corner unit would be of significant interest to a range of established retail occupiers and would bode specifically well as a local café/ bakery to serve the vast amount of nearby residential occupiers.

## AMENITIES



KITCHENETTE



E CLASS USE



7 DAY TRADE



WC FACILITIES



EXCELLENT  
TRANSPORT LINKS



EXCELLENT  
NATURAL LIGHT



GOOD FRONTAGE



OPEN PLAN



GREAT CEILING  
HEIGHTS

## GROUND FLOOR RETAIL UNIT WITH PROMINENT FRONTAGE



## TRANSPORT

Haggerston – 2 Mins Walk



Dalston Junction – 9 Mins Walk



Dalston Kingsland – 11 Mins Walk



## AREA

Situated on Haggerston Road in the heart of East London, this ground floor unit occupies the corner of a newly developed residential unit in the heart of Haggerston

The area benefits from a range of local amenities and excellent transport links, with Haggerston Station just a short walk away and easy access to Dalston Shoreditch and the City of London.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	1,140	Available	£32,500	£12,000	£250.00	£3,729

FLOOR	SIZE (SQ FT)	STATUS	PRICE	RATES (PA)	SERVICE CHARGE (PA)
Ground	1,140	Available	£295,000	£12,000	£250.00

### TERM

Available away by new lease to be contracted outside of the Landlord & Tenant act 1954

The long leasehold is also available to purchase on a 999-year LLH expiring 3020

### TIMING

Available immediately.

### CONTENT

View on our website



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

# VIEWINGS VIA SOLE AGENTS

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