



TO LET

Arch 336, Acton Mews,
Haggerston, London, E8 4EF

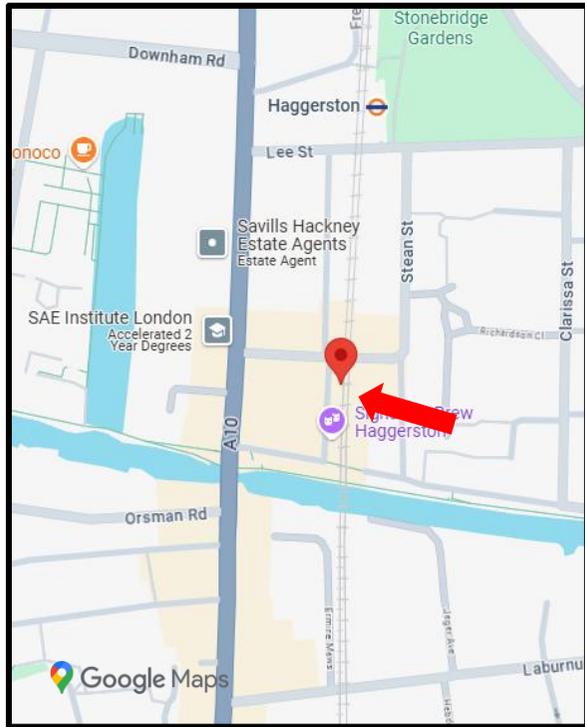


Class E Opportunity
2,848 sq ft / 265 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Location

The property is located in a prominent position to the North East of the city in Haggerston, E8. The Haggerston area continues to benefit from the spill over from Hoxton and Shoreditch. The run of arches comprises a mix of tenants including Tonkotsu, Berber & Q, Planque, The Sea The Sea, 58 Gin, Signature Brew etc. The area is well served by public transport with a number of bus routes passing close to the premises, most notably from the A10 Kingsland Road. Haggerston Station (London Overground) is located within 5 minutes walk of the property and provides a direct route into the city.

Description

The property comprises of an unlined arch which can be accessed from Acton Mews or Dunston Street. The frontage on to Acton Mews is glazed with double doors which are secured externally with an electric roller shutter and opportunity for Tenants signage. Internally the property is in a good condition and benefits from the following amenities, air conditioning / handling system, concrete floor, strip lighting, WC's and mains services including electricity (3 Phase), water and waste.

We understand the property has consent for Class E Use.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £85,440 per annum (£30.00 per sq ft) exclusive plus VAT if payable. Subject to Contract

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor	2,848	265
Total	2,848	265

Rates

Interested parties are to make their own enquiries via The London Borough of Hackney.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

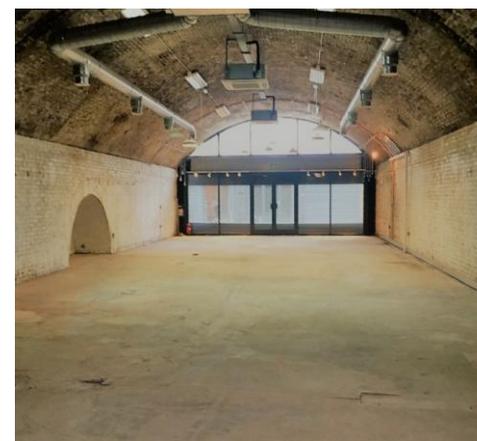
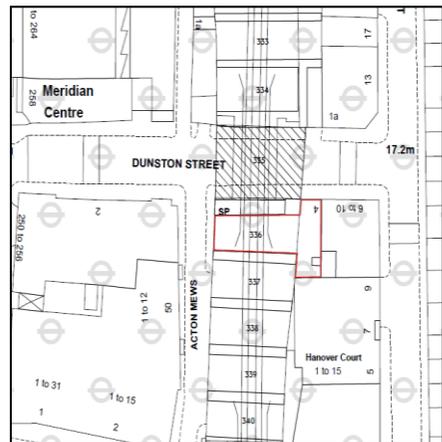
Viewings - strictly by appointment through agents Grant Mills Wood:-



David Theobald
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 07974 231 352



Ben Batchelor
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 07423 181 840



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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Hackney. March 2025.

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