



REFURBISHED LIGHT
INDUSTRIAL UNIT
AVAILABLE NOW



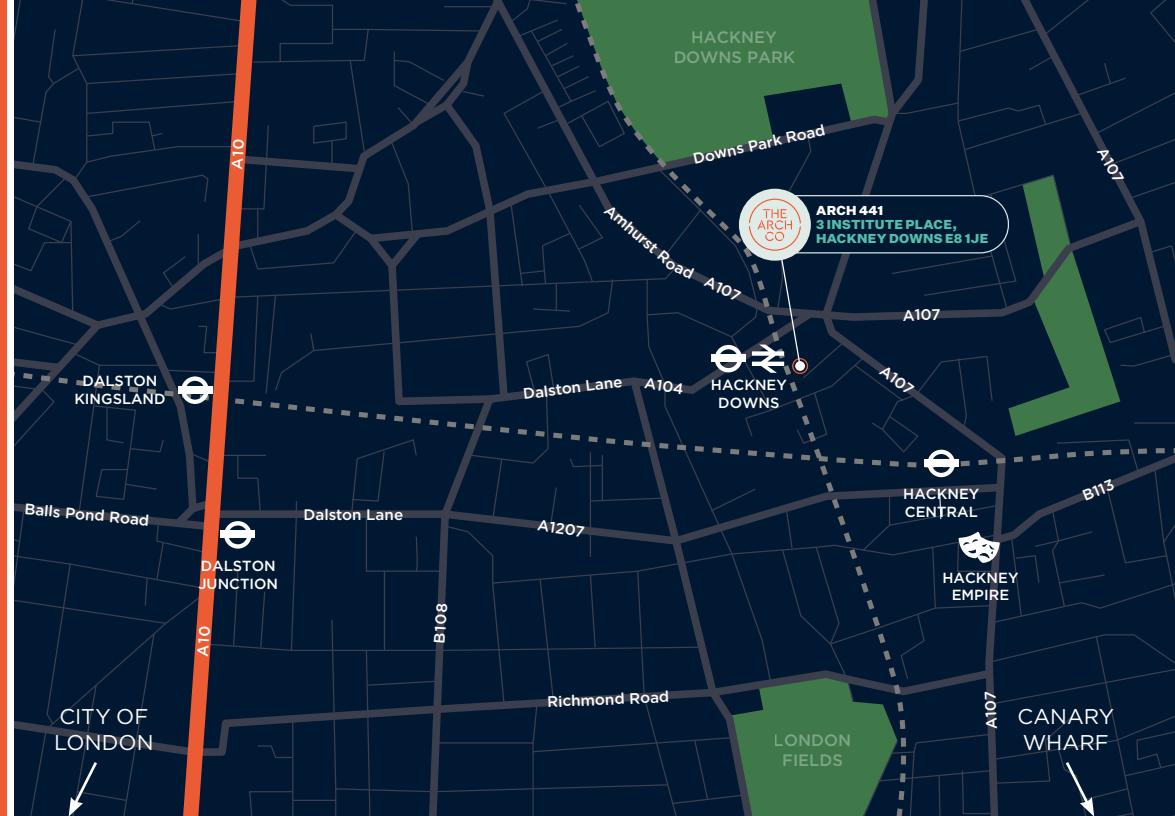
ARCH 441
3 INSTITUTE PLACE,
HACKNEY DOWNS E8 1JE

THEARCHCO.COM [/// risks.start.woods](http:////risks.start.woods)

LOCATION

THE UNIT IS LOCATED ON INSTITUTE PLACE, ACCESSIBLE VIA AMHURST ROAD (A107). AMHURST ROAD LINKS TO DALSTON LANE (A104) PROVIDING ACCESS TO THE CITY OF LONDON.

Hackney Downs Railway Station providing overground and Greater Anglia rail services is only a two-minute drive from the arch, and Hackney Central Railway Station is a three-minute drive or a six-minute walk away, providing further overground services.



DRIVE TIMES

Hackney Downs Station	 2 minutes (0.2 miles)
Hackney Central Station	 6 minutes (0.3 miles)
Blackwall Tunnel Approach (A102)	 18 minutes (4.1 miles)
Canary Wharf	 22 minutes (4.6 miles)
M11 Motorway	 26 minutes (7.5 miles)
City of London	 28 minutes (3.9 miles)

DESCRIPTION

REFURBISHED LIGHT INDUSTRIAL UNIT BENEFITTING FROM GOOD LOADING AND PARKING FACILITIES VIA A SELF-CONTAINED AND SECURE YARD.

The unit offers good quality accommodation in an excellent location close to two Overground stations. Access to the unit is via an electric roller shutter door and a separate pedestrian door.

The arch is fully lined and features concrete flooring, LED strip lighting and a WC facility. Glazing at the rear allows for plenty of natural light to the back of the unit.

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M	RENT PA
ARCH	4,791	445.09	£115,000
YARD	2,031	188.68	
TOTAL	6,822	633.77	£115,000



SPECIFICATION



LED
lighting



Personnel
entrance
door



Power
points



Electric
operated
roller shutter



Self-
contained &
secure yard



3 phase
electricity



WC
facilities

RENT

£115,000 per annum exclusive (VAT is payable).

PLANNING

B2/B8 Class – industrial, storage & distribution.
Suitable for a variety of uses STPP.

EPC

D.

BUSINESS RATES

According to the Valuation Office Agency, the rateable value and rates payable for the Arch for the period 1 April 2023 - 31 March 2024 is to be as follows:

“Workshop & Premises”

Rateable value - £37,750.00

Rates payable - £19,328.00

Interested parties should make their own enquiries with the VOA to verify the accuracy of this information.

TERMS

A new Full Repairing and Insuring Lease for a term to be agreed.

The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Further details available upon request from the agents.

VIEWING

Strictly by appointment via the agents.

FURTHER INFORMATION

NICHOLAS WESTRAY

+44 (0)20 3911 3672

+44 (0)7932 707071

nwestray@stirlingackroyd.com

EMILY PEARSON

+44 (0)20 3486 3660

+44 (0)7387 134126

epearson@geraldeve.com

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