



**REFURBISHED LIGHT INDUSTRIAL UNIT AVAILABLE NOW**



**GERALDEVE** 



# ARCH 441

## 3 INSTITUTE PLACE, HACKNEY DOWNS E8 1JE

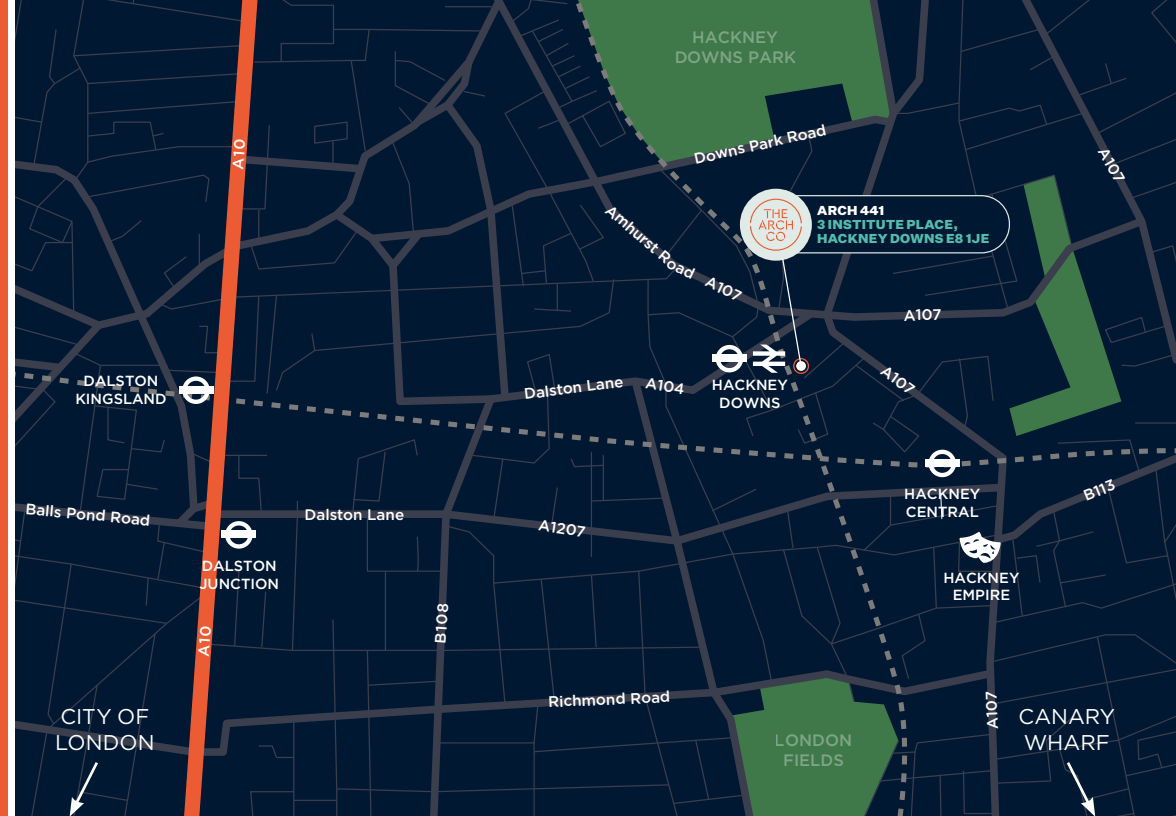
[THEARCHCO.COM](http://THEARCHCO.COM) /// [risks.start.woods](http://risks.start.woods)









# 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	
<b>TOTAL</b>	<b>6,822</b>	<b>633.77</b>	<b>£115,000</b>



## 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

### Conditions under which these particulars are issued.

Stirling Ackroyd and Gerald Eve LLP are obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective Purchaser or Lessee may be requested to provide information in connection with Stirling Ackroyd's and Gerald Eve LLP's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 including as regards - verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction and assessing the level of risk that the transaction poses.

All details in these particulars are given in good faith, but Stirling Ackroyd and Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof and Stirling Ackroyd and Gerald Eve LLP have no authority to make or enter any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Stirling Ackroyd and Gerald Eve LLP for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever and intending Purchasers or Lessees must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply nor do Stirling Ackroyd and Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued March 2023.

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@geraldev.com

