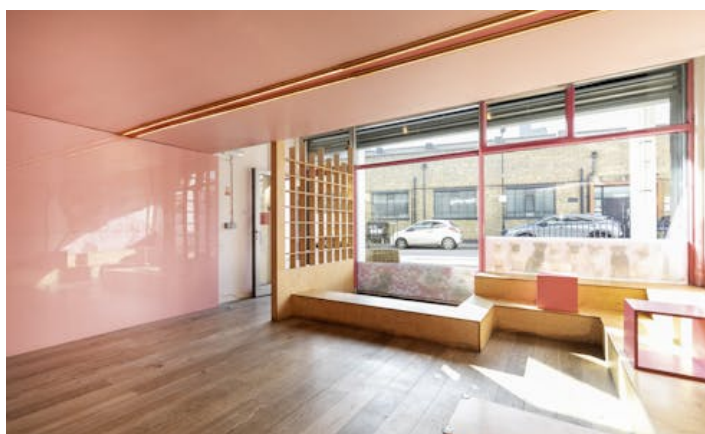


ELLIS BROWN

OFFICES TO LET

Self-contained Ground floor commercial spaces in close proximity to Haggerston Overground station benefitting from full E class use.

Ability Plaza, Arbutus Street, E8 4DT
1,001 - 5,114 sq ft



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Description

The units are on the ground floor of a predominantly residential building and benefit from mezzanine floors, air conditioning, demised WC and kitchen facilities. The space faces a secure courtyard for loading/unloading and parking. The units can be let either as a whole or separately. Unit 5 has direct access to Arbutus Street.

All units are offered on flexible lease terms.

Location

Situated on the east side of Kingsland Road (A10) which provides direct access into The City via its numerous bus routes. The property is a 2 minute walk from Haggerston Station (Overground Line), as well as a 10 and 12 minute walk from Dalston Junction and Hoxton Station respectively. Each station provides good access links into Shoreditch Overground Station.

Accommodation								
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 1	1,011	93.92	£17.50	£14.44	n/a	£2,690.95	£32,291.34	Available
Unit - 2	1,001	93	£17.50	£14.21	n/a	£2,645.14	£31,741.71	Available
Unit - 3	1,001	93	£17.50	£11.47	n/a	£2,416.58	£28,998.97	Available
Unit - 4	1,001	93	£17.50	£9.72	n/a	£2,270.60	£27,247.22	Available
Unit - 5	1,014	94.20	£17.50	£14.27	On Application	£2,684.57	£32,214.78	Available
Total	5,028	467.12	£17.50	£12.82		£12,707.84	£152,494.02	

Features	EPC
Air conditioning	C
Self-contained	
Car parking space	Terms
Located in a secure gated courtyard	Short flexible lease terms available
Very close to Stonebridge Gardens	
2 minutes from Haggerston Overground station	VAT
	On application

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