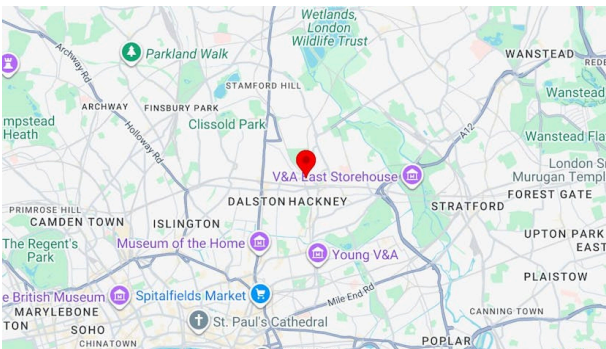




Arch 440, Institute Place, Hackney Downs, London, E8 1JE

Industrial To Let | £57,750 per annum | 3,840 sq ft

Refurbished Industrial Unit with Loading and Parking Facilities.



# Arch 440, Institute Place, Hackney Downs, London, E8 1JE

## Location

The Unit is located on Institute Place just off Amhurst Road (A107) which 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 walk from the Unit and Hackney Central Railway Station is within a five-minute walk providing further Overground Services.

## Description

Refurbished Industrial Unit with Loading and Parking Facilities.

## Accommodation

Name	sq ft	sq m
Unit - Industrial	3,840	356.75

## Summary

- Rent: £57,750 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's legal costs of £595.00 plus VAT.
- EPC: A
- Lease: New Lease

## Further information

- [View Microsite](#)

## Contact & Viewings



Nicholas Westray  
020 7788 7828 | 07932 707 071  
[nicholaswestray@iwpg.co.uk](mailto:nicholaswestray@iwpg.co.uk)

## Key Points

- Electric Roller Shutter
- LED Lighting
- Loading & Parking Facilities
- Three Phase Electricity Supply
- WC Facilities

## Terms

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



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