



TO LET

**Arch 441 Institute Place,
Hackney, E8 1JE**

4,790 sq ft

Self-Contained Railway
Arch with Secure Yard

stirlingackroyd.com



Description

Offered across 4,790 sq ft this railway arch benefits from a unique large private yard, providing additional usage space for occupiers.

With water and drainage throughout, the self contained site is a perfect fit for a wide range of professional businesses. Benefiting from electric roll shutters, alongside WC facilities and 24/7 access ensuring the maximum practicality for occupiers.

Key points

- Self-Contained Site
- Water & Drainage
- 24/7 Access
- WC Facilities
- Large Private Yard
- Electric Security Shutters
- Available To Rent In A Shell Specification
- Excellent Connectivity & Local Amenities



Location

Located in the London Borough of Hackney, on Institute Place with access gained via Amhurst Road (A107) providing links to Dalston Lane (A104) and the City.

Transport links are excellent with both Hackney Downs and Hackney Central Station under a five minute walk away. Liverpool Street Station is also within walking distance, offering access to the Elizabeth line, National Rail (Greater Anglia), London Overground, and four Underground lines (Central, Circle, Hammersmith & City, Metropolitan).

Transport Links



Hackney Downs 0 Miles



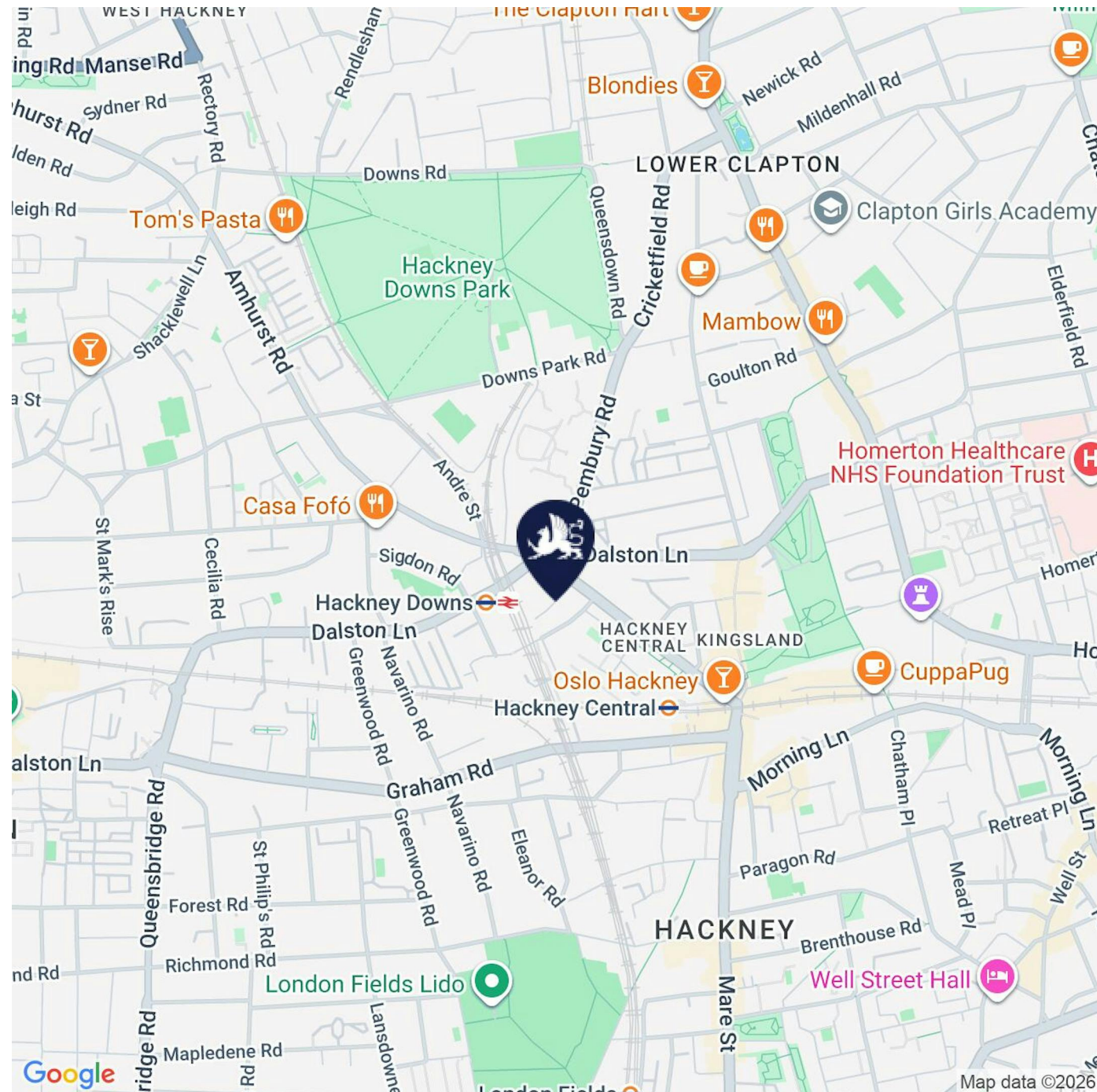
Hackney Central 0.2 Miles



London Fields 0.6 Miles



Dalston Junction 0.7 Miles



Rents, Rates & Charges

Lease	New Lease
Rent	£85,440 per annum
Rates	Estimated Rates Payable: £18,840
Service Charge	On application
VAT	Applicable
EPC	A (23)

Viewing & Further Information



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