

Sara Lane Court, Hoxton, London, N1 6RH

TO LET

Light Industrial

5,795 sq ft / 538.4 sq m

£15 per sq ft

Commercial premises with excellent loading and extensive outside space suitable for a range of uses



- Rare commercial opportunity
- Self-contained premises with extensive private outside space
- 2.9m ceiling heights
- Suitable for a range of possible uses
- New lease direct from London Borough of Hackney
- Lease to contain a rolling break clause from year 5

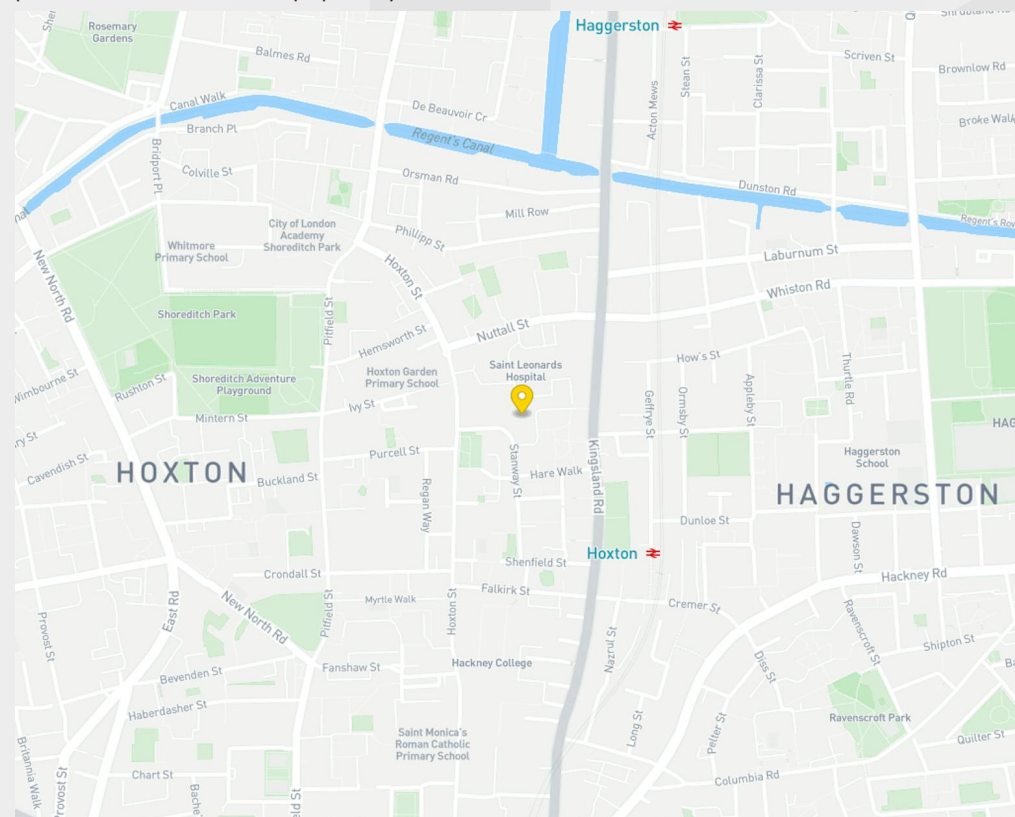


Description

This former car park and Last Mile Delivery head quarters is accessed via a demised ramped yard directly on Stanway Street. The space is currently arranged in an open plan configuration, however it lends itself to further subdivision. The unit possesses a c. 2.9m ceiling height and it may be possible to provide natural light along the south elevation of the unit. The demised yard extends to c. 5,000 sq ft. New leases are available direct from the freeholder, subject to a rolling landlord break from the 5th year.

Location

The location largely supports a mix of residential, retail and leisure uses . The property is well served by public transport, with Hoxton Station (Overground) 5 minutes walk to the east while Old Street station (Northern Line and Thameslink) is around 10 minutes to the south west, there are also numerous bus services in the vicinity. Hoxton is well known for an increasingly fashionable variety of retail and leisure occupiers which are helping lead the profile of the area and its popularity as a destination.



Accommodation / Availability

Unit	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service charge	Total month	Availability
Unit	5,795	£15	£7.11	On Application	£10,677.29	Available

Tenure

New Lease

EPC

C

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

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