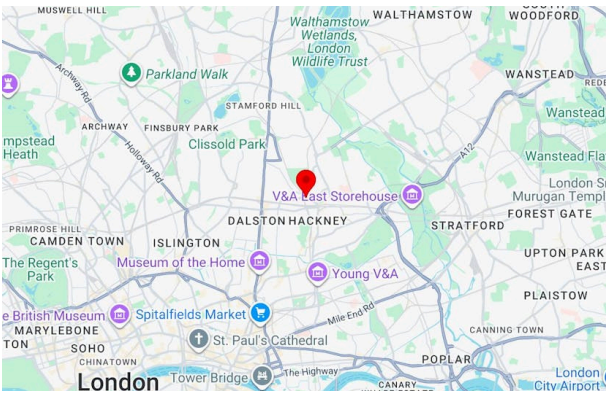




Arch 440 & Arch 441, Institute Place, Hackney Downs, London, E8 1JE

Industrial To Let | £57,750 - £132,750 per annum | 3,840 to 8,630 sq ft

Two adjacent refurbished Industrial Units with Loading/Parking Facilities and a Self-Contained/Secure Yard.



Arch 440 & Arch 441, 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.

Summary

- Rent: £57,750 - £132,750 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](#)

Description

Refurbished Industrial Unit.

Accommodation

Name	sq ft	sq m
Unit - Arch 440	3,840	356.75
Unit - Arch 441	4,790	445.01
Total	8,630	801.76

Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk

Key Points

- Electric Roller Shutters
- Large Secure & Self-Contained Yard
- LED Lighting
- Loading & Parking Facilities
- Three Phase Electricity Supply
- WC Facilities

iwpg.co.uk

Important Notice: Industrial Warehouse Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise. 3. No Employee or Representative of Industrial Warehouse Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehouse Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.

