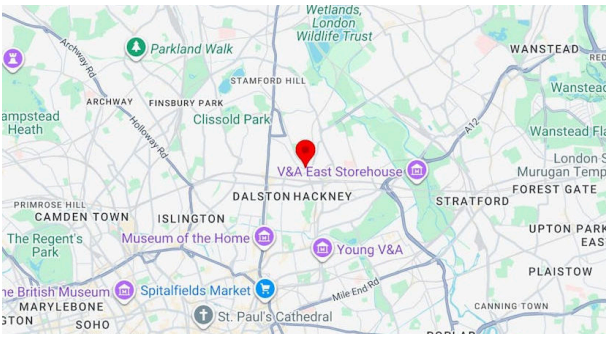




Arch 452, Andre Street, Hackney, London, E8 2AA

Industrial To Let | £44,750 per annum | 1,830 sq ft

Refurbished Industrial Unit with a Self-Contained and Secure Yard.



Arch 452, Andre Street, Hackney, London, E8 2AA

Location

The Unit is located on Andre Street just off Amhurst Road (A107) providing links to Dalston Lane (A104) and The City.

Hackney Downs Station is less than a 5-minute walk away and Hackney Central Station is also within walking distance of the Unit.

Summary

- Rent: £44,750 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: D
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



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

Description

Refurbished Industrial Unit with a Self-Contained and Secure Yard.

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,830	170.01

Key Points

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

Terms

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

The Letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

iwpg.co.uk

Important Notice: Industrial Warehaus 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 Warehaus 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 Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.

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