

Hackney Downs Station

Dalston Lane

Hackney

E8 1LA



3 Units To Let – A1 & A3

New kiosk units opposite the station

From 173 - 252 sq ft



New Kiosk Units

Three A1/A3 kiosk units available opposite the entrance to Hackney Downs Railway Station on Dalston Lane, serving vibrant, trendy, up and coming areas such as Hackney, Dalston and London Fields. Hackney Central Overground station (Travelcard Zone 2) provides links to the London Underground. The units benefit from a good level of footfall due to the station location.

Planning permission was recently granted for A1 and A3 uses. The units are available immediately following completion of the works.



Key features:-

- Prominent station location
- Excellent transport links
- Hackney Downs Station
- High foot fall
- New shop fronts
- Up and coming location
- A1 & A3 use
- Hackney Central – Overground Line

Floor Areas	Sq ft	(m ²)
Unit 1	252	(23.4)
Unit 2	224	(20.8)
Unit 3	173	(16.1)

Terms

The units are available on new leases on terms to be agreed. Turnover rents are preferred. Rents are plus VAT. Subject to Contract.

Insurance & Deposit

Insurance premium to be provided. Deposit Subject to status.

EPC

EPCs will be available following practical completion of the refurbishment works.

User Planning

The units beneath the railway bridge have planning permission for A1 and A3 uses.

Business Rates

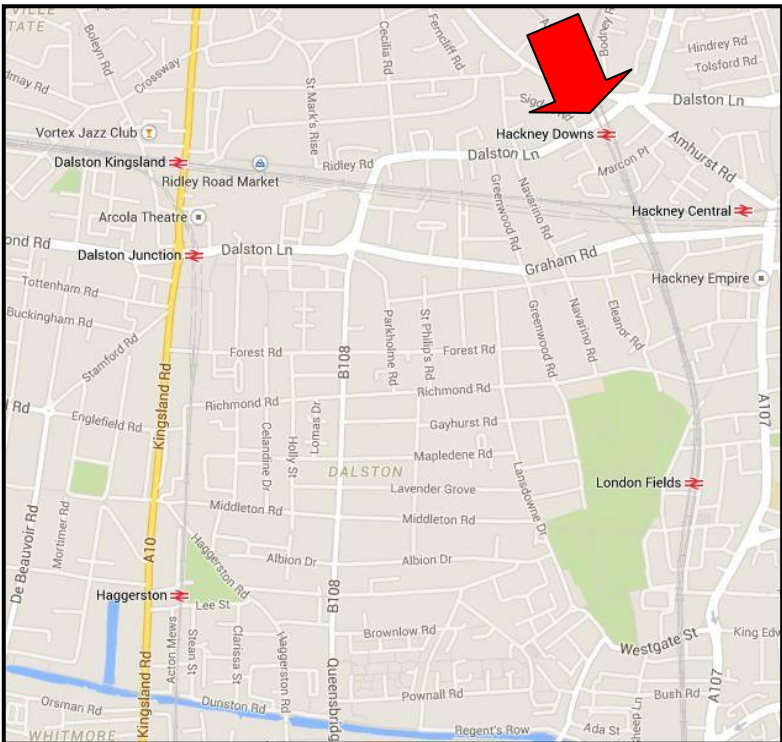
Interested parties to make their own enquiries to London Borough of Hackney.

Enquiries

Enquiries to be made through sole agents
Grant Mills Wood

Jonathan Hay
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Nicholas Judd
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