



**Arches 329-331
Steane Street
Haggerston
London
E8 4ED**



TO LET – 3 Arches with a secure yard

2,398-8,375 sq ft (223-778 m²)

B1/B2/B8 Opportunities *or alternative uses STPP*



Transport for London

Grant Mills Wood
part of riley consulting
www.grantmillswood.com
020 7629 8501

Location

The arches are located in a prominent position to the north east of the city and can be accessed from Stean Street and Acton Mews. The A10 is a short distance to the west of the property and provides a direct route to the M25. The area is well served by public transport with a number of bus routes passing close to the premises, most notably from the A10 Kingsland Road. Haggerston station (London Overground) is located within 4 minutes walk of the property and provides direct access into the city.

Floor Areas (approx) GIA

Arch	Sq ft	(m ²)
329	2,398	223
330-331	5,977	555.29
Total	8,375	778.29

Rates

We understand from the London Borough of Hackney that the total rateable value for Arches 329-331 is **£97,250**. The rates payable for 2017/18 equate to **£46,581.75**.

Description

Access to Arches 329, 330 and 331 is available through a manual sliding door into Arch 329 and via 2 electric roller doors into 330 and 331. Internally all 3 of the arches are unlined and in a good condition. The Arches benefit from:-

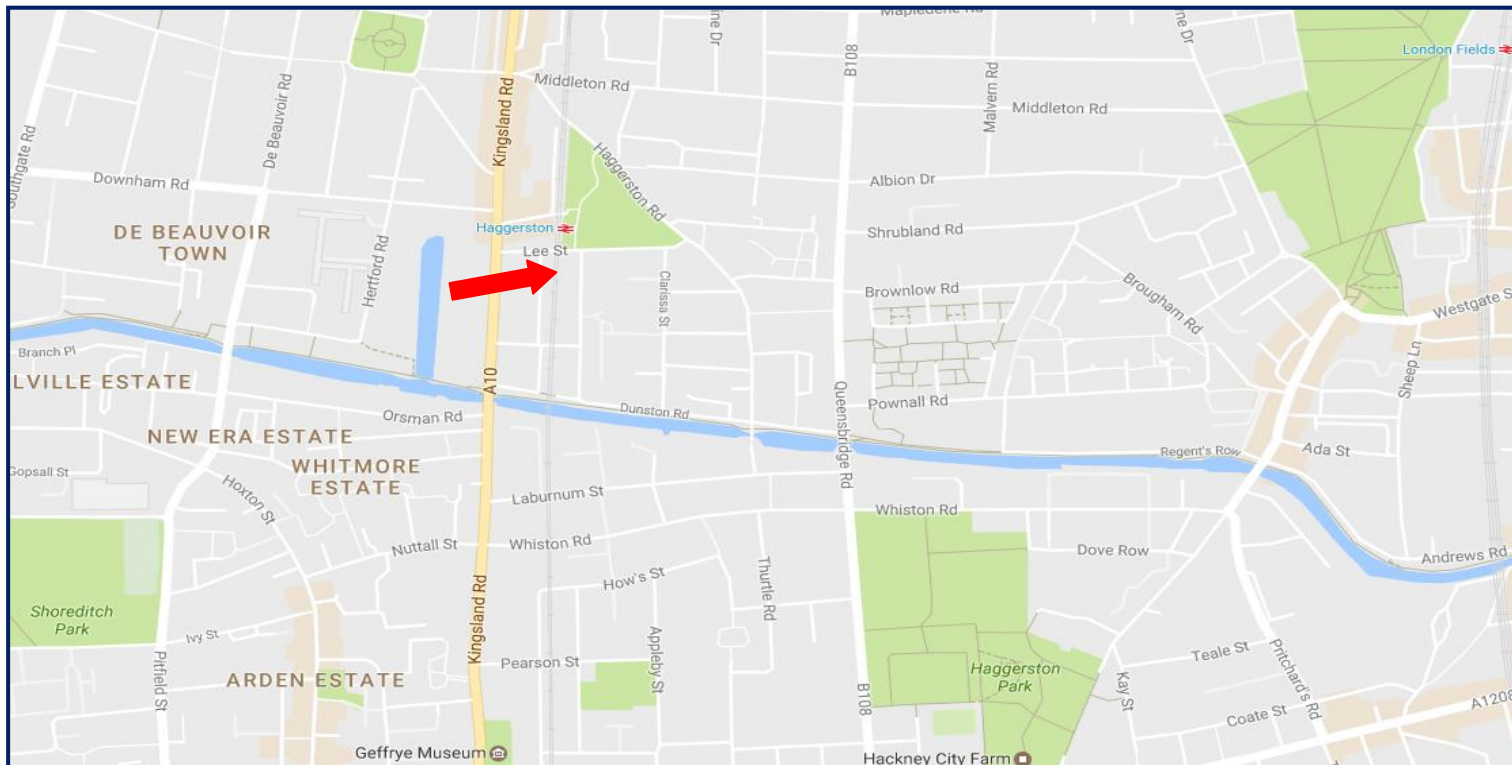
- Strip Lighting & Spot Lighting
- 3 Phase power
- Kitchenette
- Showers
- Male/Female WC's
- Alarm System
- Gas fired heating
- Parking available on either side of the arch.

Terms

The 3 arches are available on a new full repairing and insuring lease for a term by agreement, at a rent of **£210,000 per annum**, plus VAT. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs.



@GoogleMaps

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Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

David Theobald:

Davidt@grantmillswood.com

Matthew Laing-Williams:

Matthewl@grantmillswood.com



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