

**Arch 330-331
Steane Street
Haggerston
London
E8 4ED**



TO LET – 2 Arches with a secure yard

5,977 sq ft (555 m²)

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



Transport for London



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

Arches 330-331	Sq ft	(m ²)
Total	5,977	555.29

Rates

We understand from the London Borough of Hackney that the rateable value for Arches 330-331 to be **£69,000**. The rates payable for 2017/18 equate to **£33,051**.

Description

Arches 330 and 331 can be accessed from Stean Street. Access is via 2 electric roller shutter doors with a width of 3.44m. Internally, the arches are unlined and both are in a good condition, benefitting from:-

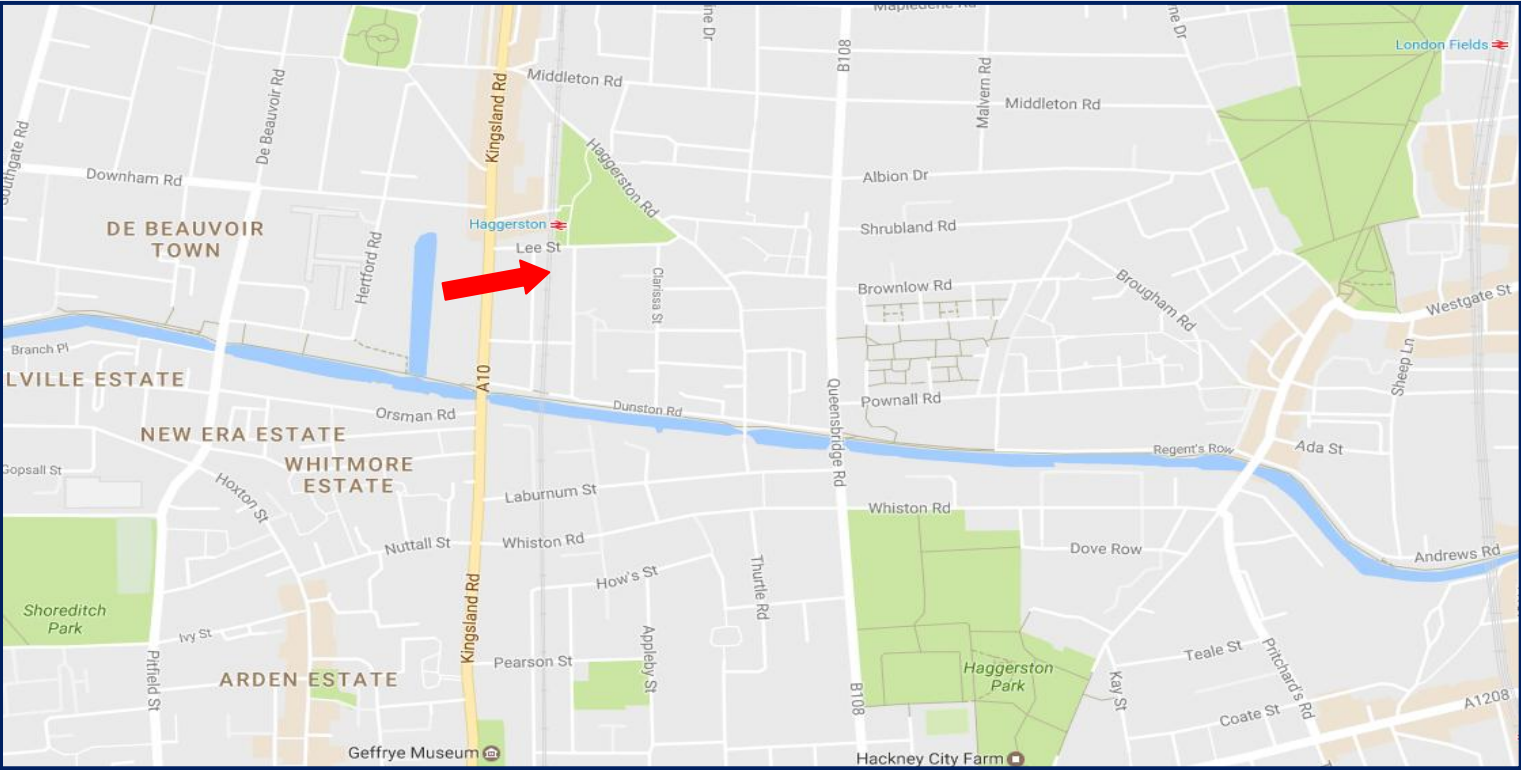
- Strip & Spot lighting
- Concrete floor
- 3 Phase power
- Kitchenette
- Showers
- Male/Female WC's
- Gas fired heating
- Parking within the Secure Yard

Terms

The arches are available on a new full repairing and insuring lease for a term by agreement, at a rent of **£150,000 per annum**, plus VAT. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs.



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Viewing

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

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