

1A  
Dunston Street  
Haggerston  
London  
E8 4EB



B1/B2/B8 - *\*or alternative uses STPP\**

**TO LET**

**465 sq ft (43 m<sup>2</sup>)**



Transport for London



Location

Dunston Street is situated off Stean Street and the A10 (Kingsland Road) which 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 5 minutes walk of the property and provides direct access into the city.

Floor Areas (Gross Internal Area)

Arch 10	Sq ft	(m²)
Ground Floor	465	43
Total	465	43

Terms

A new full repairing and insuring lease is available for a term by agreement, at a rent of **£12,750 per annum**, plus VAT. Subject to Contract.

Description

The property comprises of an unlined arch on Dunston Street. Access is via manual roller shutter door with a width of 3.05m and height of 2.68m. Internally the arch is in a reasonable condition and benefits from:

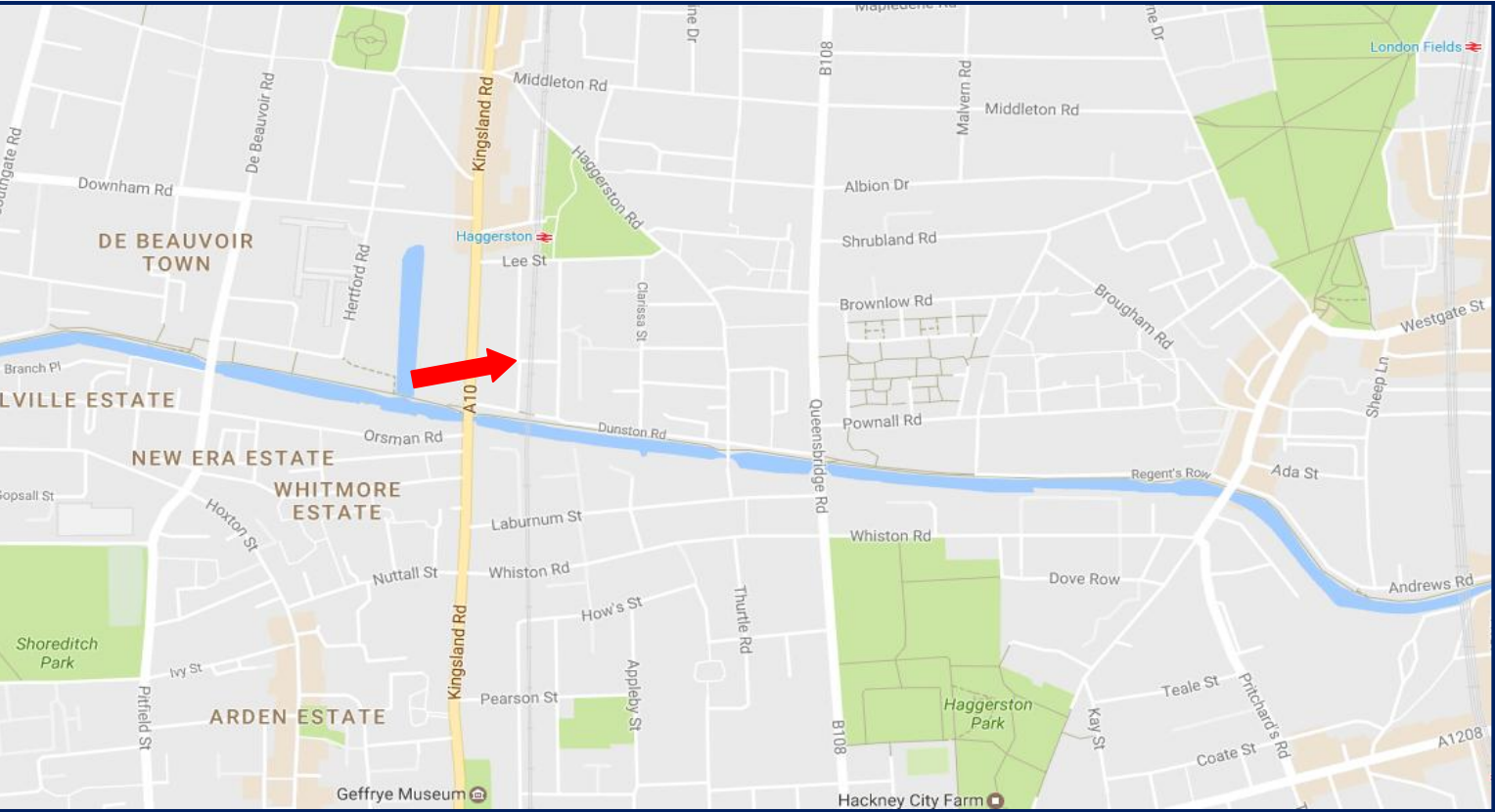
- Arch Height of 5m
- WC
- Mains water
- Concrete floor
- Strip lighting

Rates

Interested parties are to make their own enquires through the London Borough of Hackney.

Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property August 2017.

Viewing

Viewings are available strictly by appointment through sole agents:-

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