



## Location

The subject property is located in a prominent position opposite Haggerston London Overground Station providing direct access into the City. Access to the property is from Stean Street with the A10 a short distance to the west of the property offering 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.

## Floor Areas - GIA

Arches & Land	Sq ft	Sq m <sup>2</sup>
Arch 323	938	87
Arch 324	977	91
Land - Approx	5,509	512
<b>Total</b>	<b>7,424</b>	<b>690</b>

## Rates

We understand from the London Borough of Hackney that the rateable value for Arches 323-324 is **£34,500**. The rates payable for 2017/18 equate to **£16,525.50**.

## Terms

A new full repairing and insuring lease is available for a term by agreement, at a rent to be agreed subject to use. Subject to Contract.

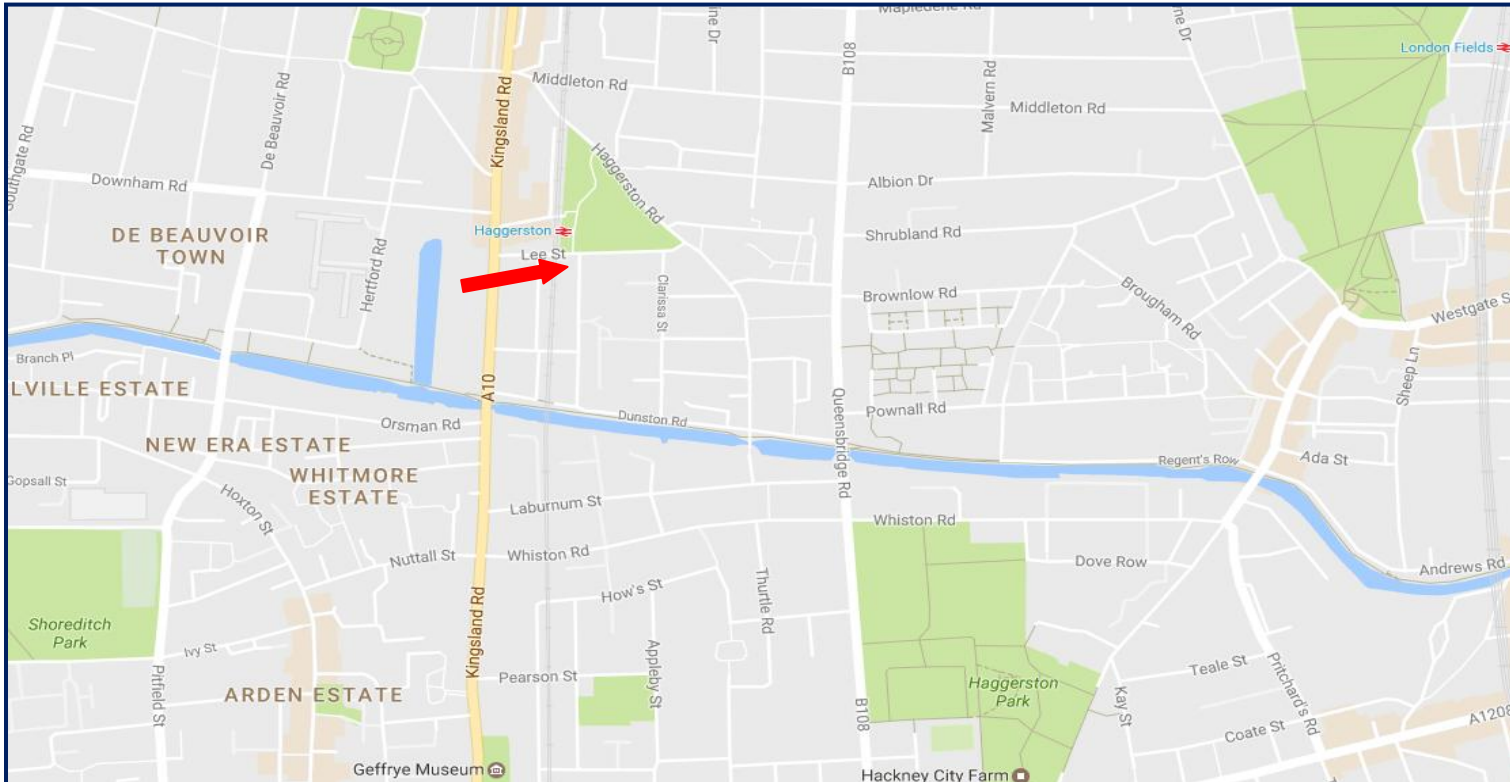
## Description

The site would suit a variety of uses, subject to planning and licensing. There are 2 arches located within the site, opposite to the station; and access is from Stean Street. The site benefit from:-

- Strip Lighting
- 3 Phase electricity
- WC's
- Electric roller shutters
- Secure Yard

## 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](mailto:Davidt@grantmillswood.com)

**Jonathan Hay:**

[jonathanh@grantmillswood.com](mailto:jonathanh@grantmillswood.com)



Transport for London

