



Arch 336
Acton Mews
Haggerston
London
E8 4EF

Local Occupiers Include

TONKOTSU



**CURIO
CABAL**



-DERDER&Q-
• GRILL HOUSE •

A3 Opportunity close to Haggerston Station - STPP

TO LET

2,848 sq ft (265 m²)



Transport for London



www.grantmillswood.com

020 7629 8501

Location

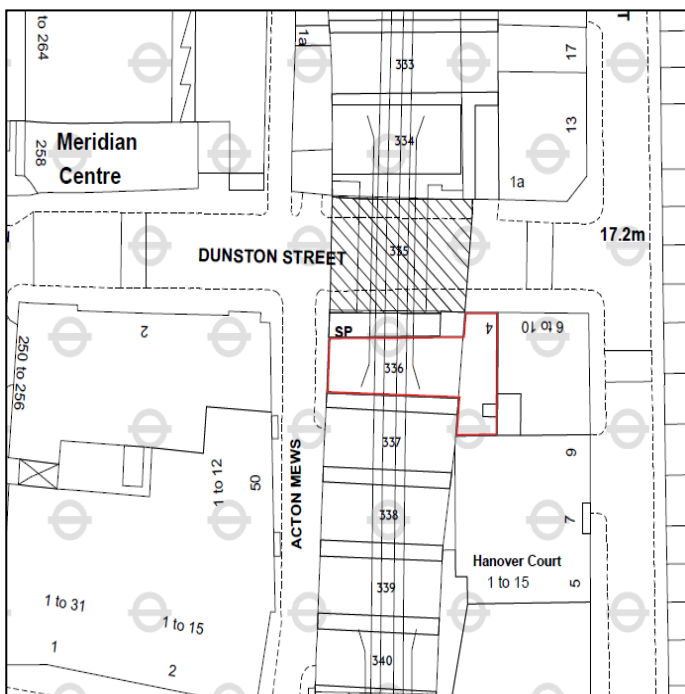
The property is located in a prominent position to the North East of the city in Haggerston, E8. The Haggerston area continues to benefit from the spill over from Hoxton and Shoreditch. The run of arches comprises of a mix of tenants including Tonkotsu, Draughts Board Game Cafe and Berber & Q. The area 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 a direct route into the city.

Floor Areas (Gross Internal Area)

Arch 336	Sq ft	(m ²)
Ground Floor	2,848	265
Total	2,848	265

Terms

A new lease is available directly from the landlord on terms to be agreed. Offers in excess of **£35.00 per sq ft** plus VAT are invited.



Description

The property comprises of an unlined arch which can be accessed from Acton Mews or Dunston Street. The frontage on to Acton Mews is glazed with double doors which are secured externally with an electric roller shutter and opportunity for Tenants signage. Internally the property is in a good condition and benefits from the following amenities air conditioning / handling system, strip lighting, and capped services including electricity, water and waste.

Existing Use

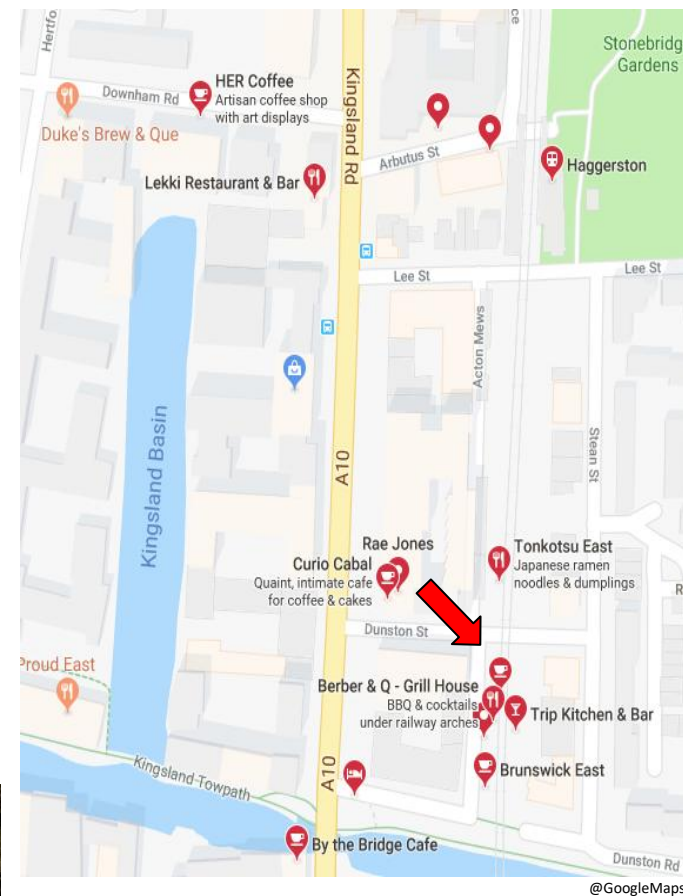
We understand that property currently has consent for 'B' Class uses however the Landlord will consider offers on a subject to planning basis.

Rates

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

Legal Costs

The Tenant is to pay the Landlords 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 December 2017.

Viewing

Viewings are available strictly by appointment through sole agents:-

David Theobald:
Davidt@grantmillswood.com

Jonathan Hay:
Jonathanh@grantmillswood.com

