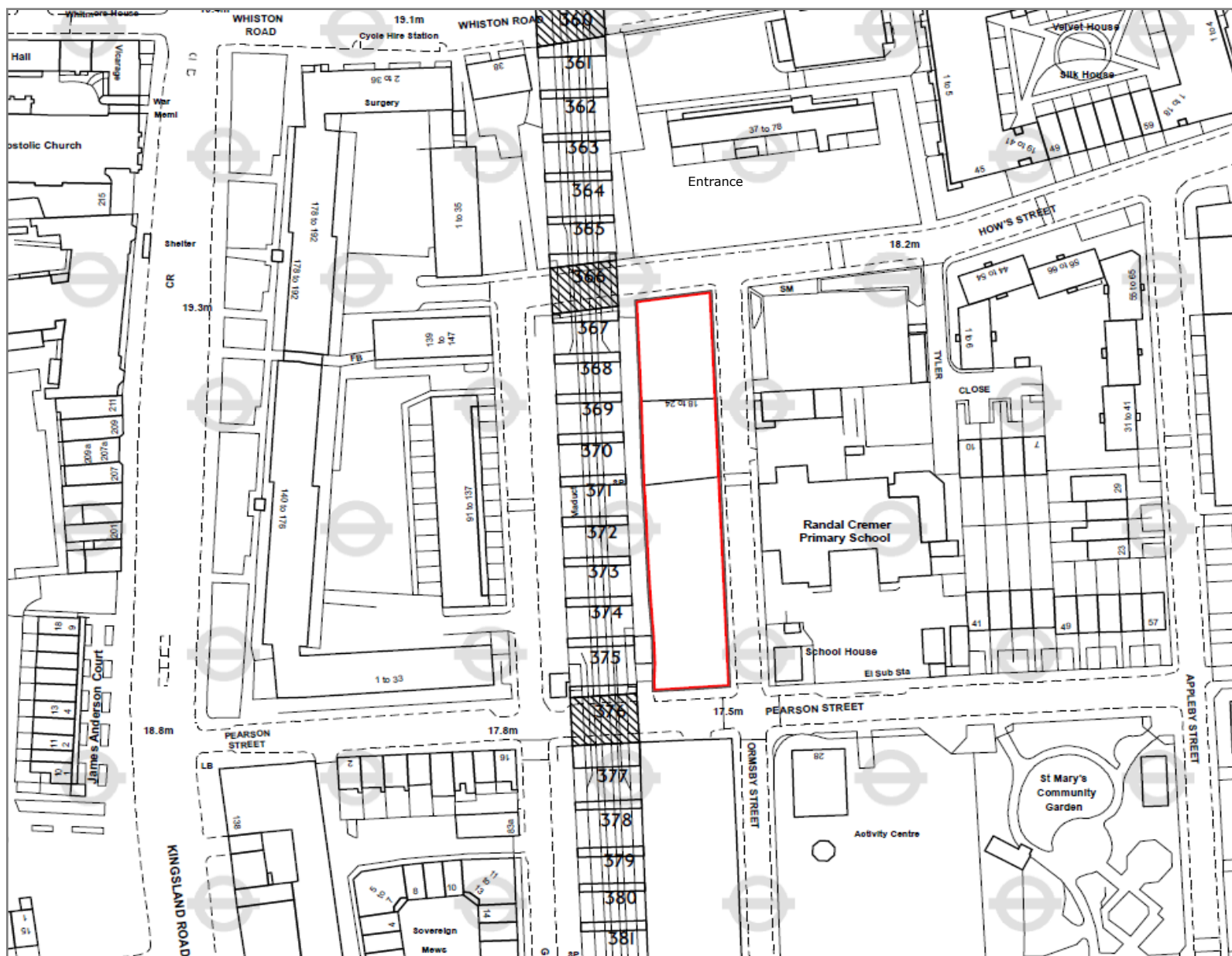


# 18-24 How's Street Hoxton London E2 8EE



## TO LET - Open Storage Land with a small warehouse

Warehouse Space: 2,500 sq ft (232sq m)

Open Storage: 15,186 sq ft (1,401sq m)

Quirky Opportunity for a variety uses (subject to planning)



Transport for London



## Location

The subject property is located a short walk away from Hoxton London Overground Station providing direct access into the City. The site is bordered by How Street, Ormsby Street and Pearson 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.

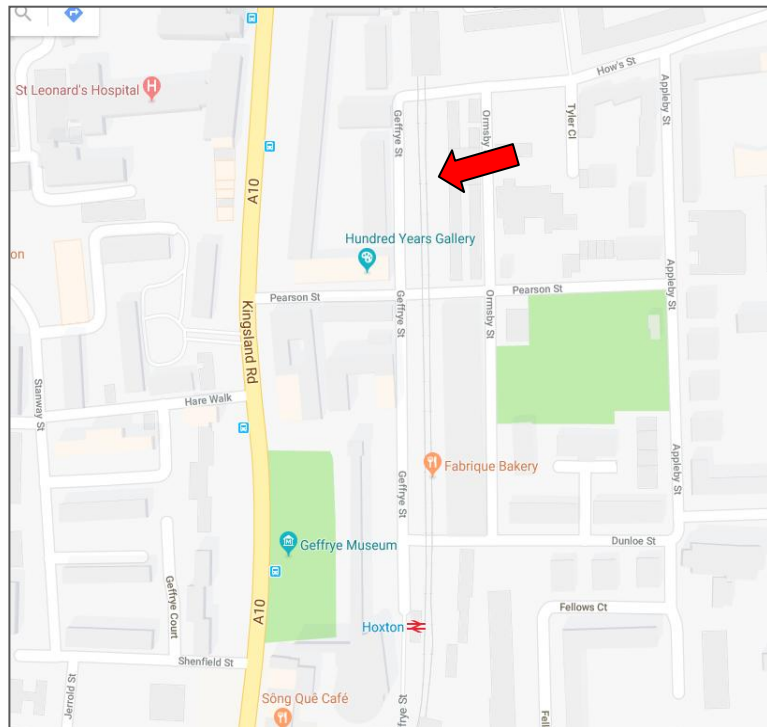
## Description

The site comprises of a single warehouse unit surrounded by approximately 15,186 sq ft of open storage land. The land would suit a variety of uses, subject to planning and licensing.

For further information please contact the agents.

## Rates

We understand from the London Borough of Hackney that the rateable value for the warehouse and land is **£38,250**. The rates payable for 2017/18 equate to **£18,325.75**.



@GoogleMaps

## 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.

Please note we are not quoting a rent and will be inviting all parties to submit their best offers for their proposed use.

## Floor Areas - GIA

Arches & Land	Sq ft	Sq m <sup>2</sup>
Warehouse Space	2,500	232
Open Storage	15,186	1,401
<b>Total</b>	<b>17,686</b>	<b>1,633</b>

## 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 December 2017.

## Viewing

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

**David Theobald:**

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**Jonathan Hay:**

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