

**Arch 329
Steane Street
Haggerston
London
E8 4ED**



TO LET - Arch with a secure yard
2,398 sq ft (223 m²)
B1 /B2/B8 Opportunity **or alternative uses STPP**



Transport for London

Grant Mills Wood
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Location

The subject property is located in 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

| Arch 329 | Sq ft | (m ²) |
|--------------|--------------|-------------------|
| Arch | 2,398 | 223 |
| Yard | 1,059 | 98 |
| Total | 3,457 | 321 |

Rates

We understand from the London Borough of Hackney that the rateable value for Arch 329 is **£28,250**. The rates payable for 2017/18 equate to **£13,530.75**.

Terms

A new full repairing and insuring lease is available for a term by agreement, at a rent of **£60,000 per annum**, plus VAT. Subject to Contract.

Description

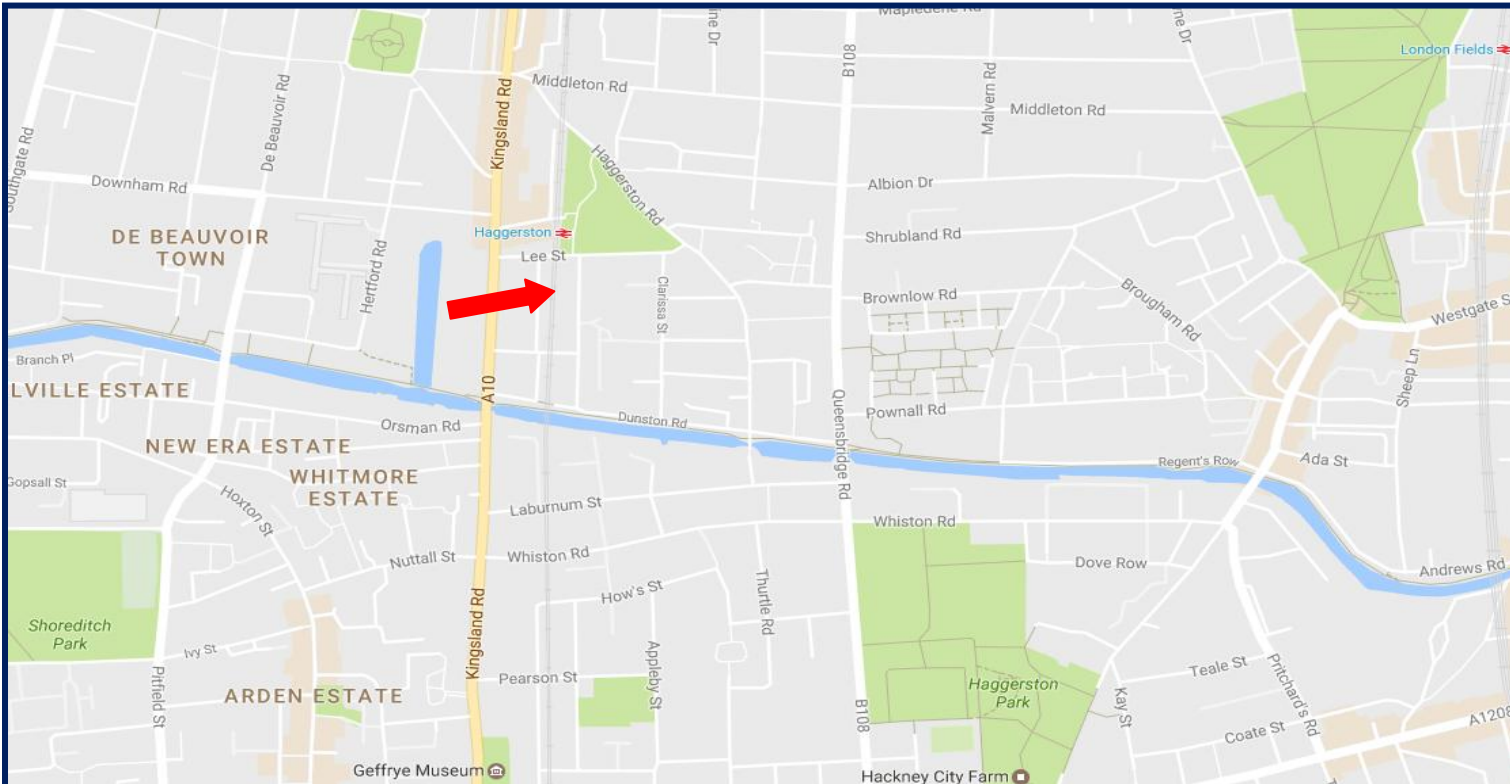
The property comprises of an unlined arch which can be accessed from Stean Street or Acton Mews. The access on each elevation is via a manual sliding shutter door with a width of 4.5m and height of 3.42m. Internally, the arch is in a reasonable condition and benefits from:-

- Strip Lighting
- 3 Phase electricity
- Male/Female WC's
- Alarm System & CCTV
- 2 Gas fired blow heaters (unconnected)
- Parking available on either side of the arch.
- Secure Yard



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 April 2017.

Viewing

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

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