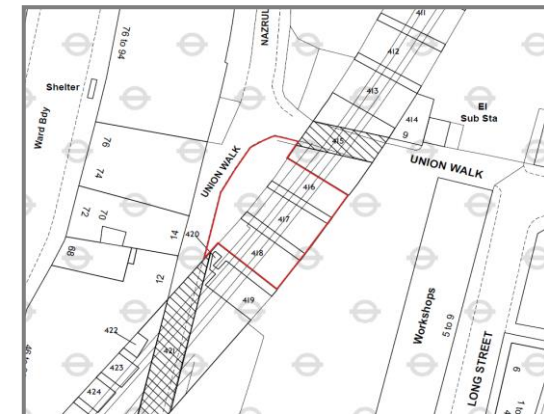




**Arches 416-418
Union Walk
Shoreditch
London
E2 8HP**



TO LET – Arches and Secure Yard – Located near Hoxton Overground

Arches: 3,948 sq ft plus a yard of 1,970 sq ft

Quirky B1/B2/B8 Opportunity which would suit a variety of alternative uses (subject to planning)



Transport for London

Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

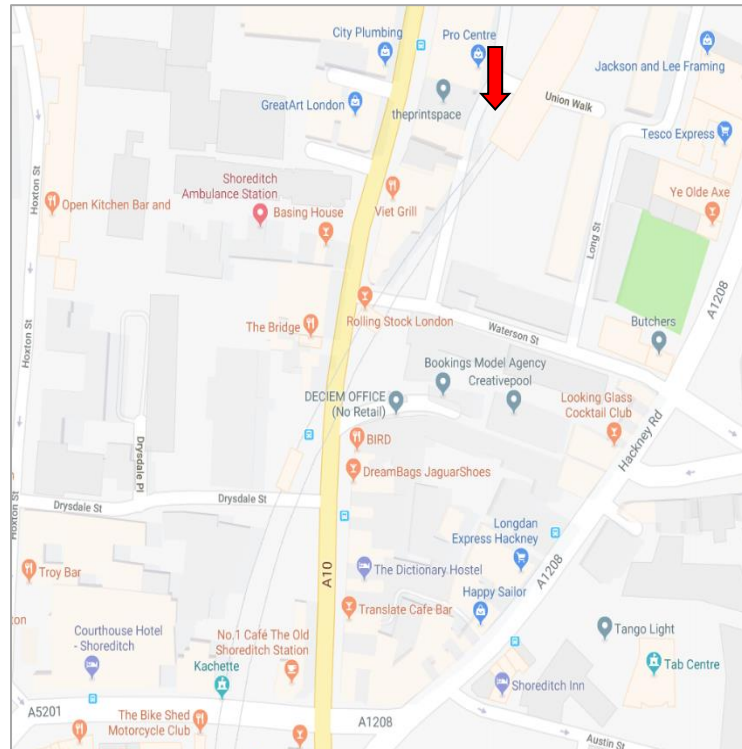
The subject property is located in Hoxton a short walk away from Hoxton Overground Station providing direct access to Shoreditch High Street. Access to the property is from Nazrul Street with the A10 a short distance to the west of the property. The area is well served by public transport with a number of bus routes passing close to the premises, most notably from Kingsland Road.

Floor Areas - GIA

Arches & Land	Sq ft	Sq m ²
Arch 416	1,296	120.43
Arch 417	1,314	122.09
Arch 418	1,338	124.28
Total	3,948	366.80
Yard Area	1,970	183

Rates

We understand from the London Borough of Hackney that the rateable value for Arches 416-418 is **£52,250**. The rates payable for 2017/18 equate to **£24,598.75**.



@GoogleMaps

Terms

A new full repairing and insuring lease is available for a term by agreement, at a rent in excess of £25 per sq ft plus VAT. Subject to planning offers should be considerably in excess of the quoting. Subject to Contract.

Description

The site would suit a variety of uses, subject to planning and licensing. There are 3 arches have a height of approx. 3.77m and are located within a secure site, with the addition of a secure yard fronting Union Walk. The arches benefit from:-

- Strip Lighting
- 3 Phase electricity (four separate 3 phase supplies)
- WC's
- Sliding shutter doors
- 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 May 2018.

Viewing

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

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