

INDUSTRIAL WAREHAUS
PROPERTY GROUP

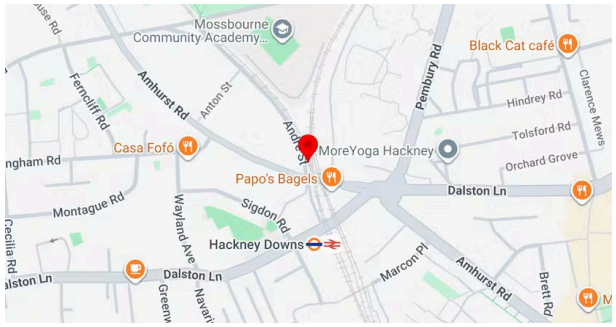
Arch 452, Andre Street, Hackney, London E8 2AA

Industrial Unit To Let | 1,830 sq ft | £32,000 per annum exclusive

Refurbished Industrial Unit with Loading Facilities

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,830	170.01



Summary

- Rent: £32,000 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's Administrative/Legal Costs of £595.00 plus VAT.
- EPC: D
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Andre Street just off Amhurst Road (A107) providing links to Dalston Lane (A104) and The City.

Hackney Downs Station is less than a 5-minute walk away and Hackney Central Station is also within walking distance of the Unit.

Description

Refurbished Industrial Unit with Loading Facilities.

Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

Key Points

- Electric Roller Shutter
- LED Lighting
- Loading Facilities
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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