


INDUSTRIAL WAREHAUS
PROPERTY GROUP

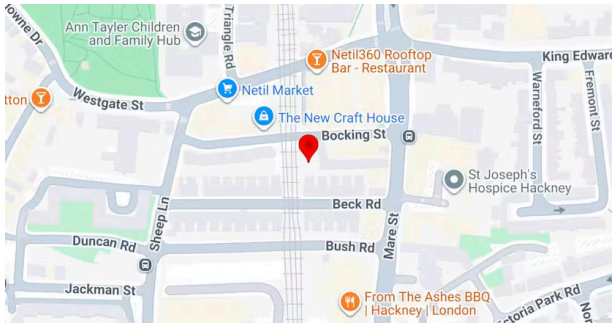
Arches 348-349, Bocking Street, Hackney, London, E8 3RU

Industrial To Let | 2,420 sq ft | £85,000 per annum

Refurbished Industrial Unit with Dual Access and Loading/Parking Facilities via a Front Yard and a Rear Yard

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Unit - Industrial | 2,420 | 224.83 |




## Summary

- Rent: £85,000 per annum
- Business rates: £33,600 per annum Based on 2026 Valuation
- 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: B
- Lease: New Lease

## Further information

- View Microsite

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## Contact & Viewings



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**Arches 348-349, Bocking Street, Hackney, London, E8 3RU**

## Location

The Unit is located on Bocking Street just off Mare Street within a short walk of London Fields & Hackney Central Stations.

## Description

Refurbished Industrial Unit with Dual Access and Loading/Parking Facilities via a Front Yard and a Rear Yard.

## Amenities & Specifications

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

## Key Points

- Dual Access
- Front & Rear Yard
- Kitchenette
- LED Lighting
- Loading/Parking Facilities
- 3 Electric Roller Shutters (2 Front & 1 Rear)
- Three Phase Electricity Supply
- WC Facilities

## Terms

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

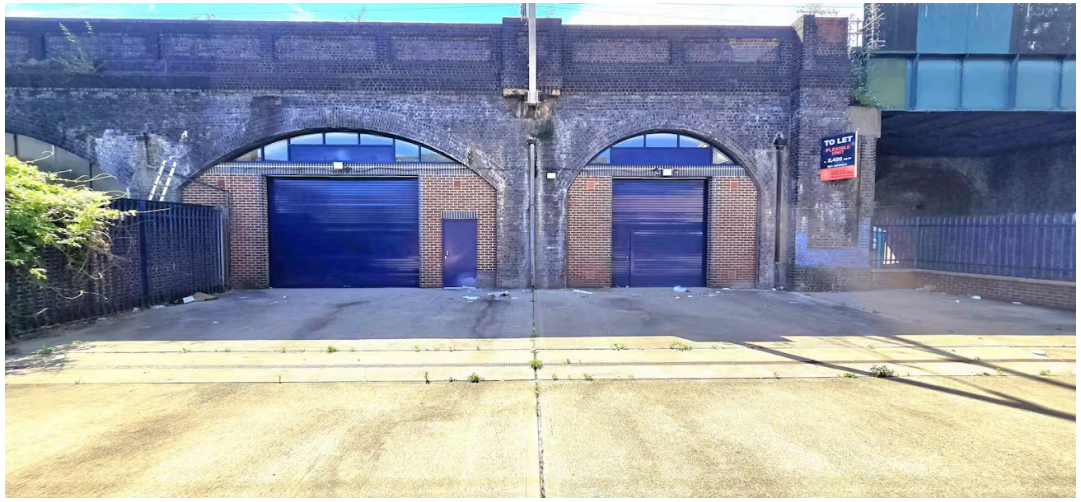
The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

## Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

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