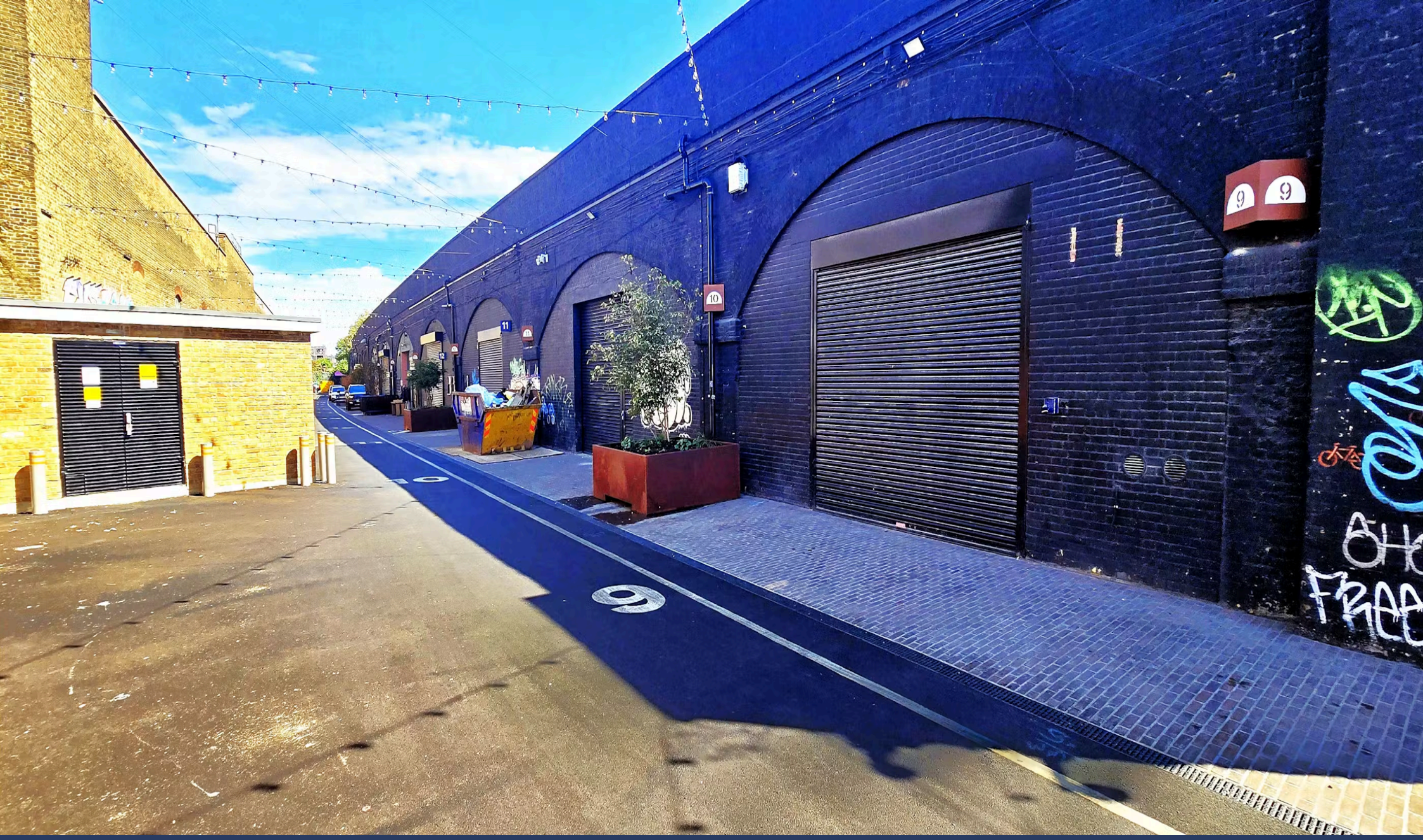



INDUSTRIAL WAREHAUS
PROPERTY GROUP

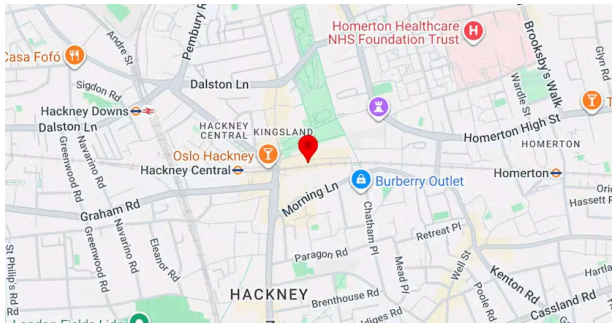
Arch 9, Bohemia Place, Hackney, London, E8 1DU

Industrial To Let | 2,040 sq ft | £63,500 per annum

Refurbished Industrial Unit with a Glazed Frontage and a Roller Shutter ideal for Food & Beverage Use

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Unit - Industrial | 2,040 | 189.52 |




## Summary

- Rent: £63,500 per annum
- Business rates: £25,440 per annum Based on 2026 Valuation
- Service charge: £8,760 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: B
- Lease: New Lease

## Further information

- View Microsite

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## Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk

**Arch 9, Bohemia Place, Hackney, London, E8 1DU**

## Location

The Unit is located on Bohemia Place accessed via Mare Street (A107) and Nursery Road situated in the established Commercial and Leisure Quarter of Hackney. Mare Street leads to Cambridge Heath Road to the South providing access to The City via Hackney Road (A1208).

Hackney Central Overground Station (North London Line) is only a two-minute walk from the Unit providing a service to Stratford, Highbury & Islington and Richmond. Hackney Downs Overground Station (Lea Valley Line) providing a direct service to Liverpool Street Station is a short walk away.

## Description

Refurbished Industrial Unit with a Glazed Frontage and a Roller Shutter ideal for Food & Beverage Use.

## Amenities & Specifications

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

## Key Points

- Electric Roller Shutter
- Glazed Frontage
- LED Lighting
- 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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