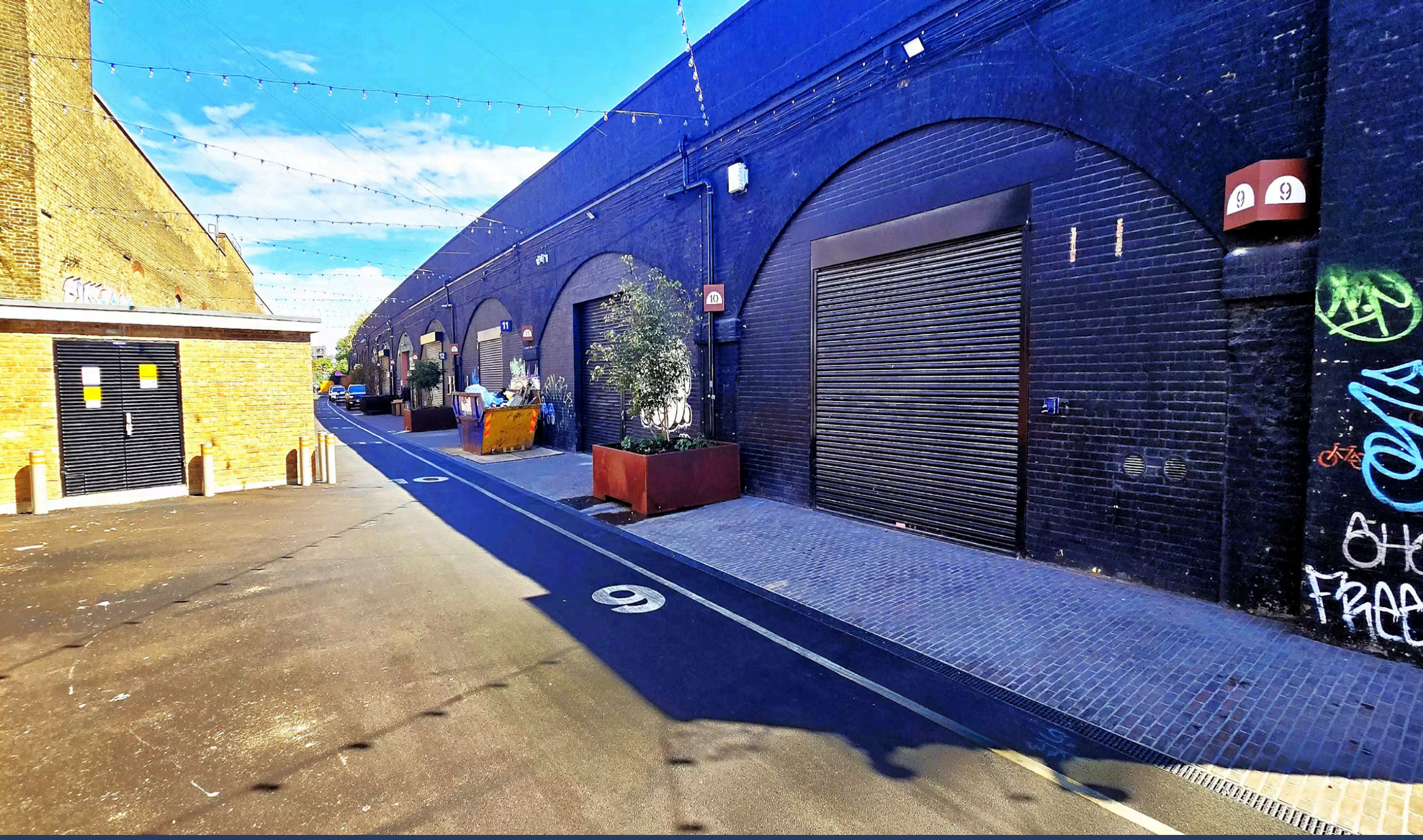


INDUSTRIAL WAREHAUS
PROPERTY GROUP

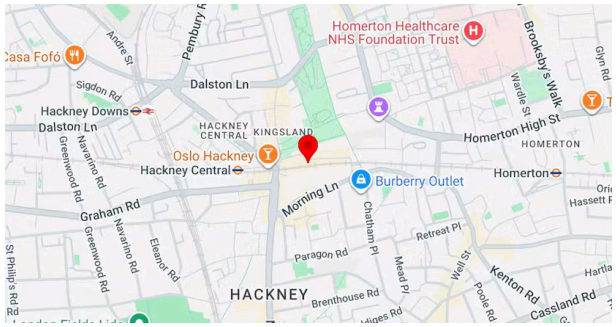
Arch 9, Bohemia Place, Hackney, London E8 1DU

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

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

Contact & Viewings



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

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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

Important Notice: Industrial Warehaus Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise.3. No Employee or Representative of Industrial Warehaus Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.

