



TO LET

Arch 332, Stean Street,
Haggerston, London, E8 4ED

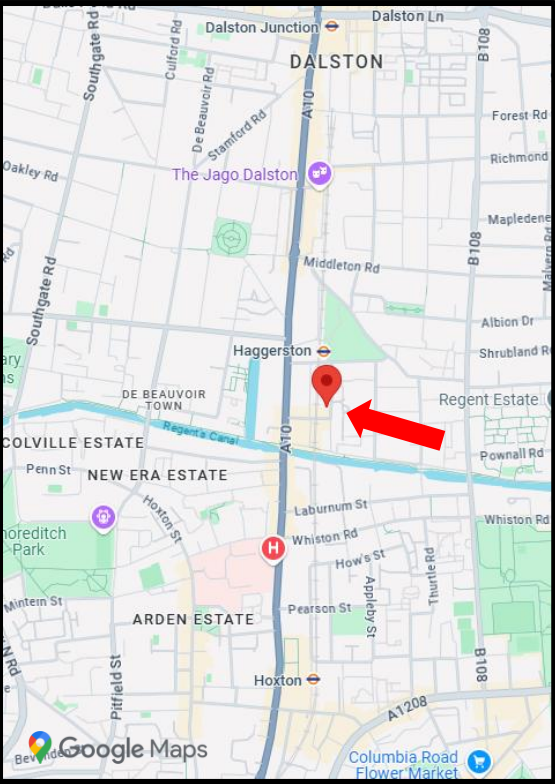


**B1c/B2/B8 Arch
Opportunity**
3,060 sq ft / 284 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Location

The property is located in a prominent position to the North East of the city in Haggerston, E8. The Haggerston area continues to benefit from the spill over from Hoxton and Shoreditch. The area is well served by public transport with several bus routes passing close to the premises, most notably from the A10 Kingsland Road. Haggerston Station (London Overground) is located within 5 minutes’ walk of the property and provides a direct route into the city.

Description

The property comprises of an unlined arch with a height to the apex of 4.4m which can be accessed from Stean Street. There is also the potential to open up a second frontage on Acton Mews (stpp). The unit is accessed via a steel sliding concertina door with a width of 3.5m and height of 3.4m. The property benefits from three phase power, strip lighting, concrete floor and W/C facilities. Externally there is a small yard area which is secured with steel gates.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £91,800 per annum (£30.00 per sq ft) exclusive plus VAT if payable. Subject to Contract

Planning

We understand that property currently has consent for ‘B’ Class uses however the Landlord will consider offers on a subject to planning basis.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor	3,060	284
Total	3,060	284

Rates

Interested parties are to make their own enquiries via The London Borough of Hackney.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through agents Grant Mills Wood:-



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
benb@grantmillswood.com
07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Hackney. March 2025.

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