

USP.

348 & 349 Bocking Street,
London, E8 3RU

Arches with Large Yard To Let

2,420 SQ FT GIA

Available Immediately

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Rent (pa)
Unit	Available	2,420	£84,960.00

Amenities

24 hour access	3 phase power
Secure yard	Electric roller shutters
WC facilities	LED lighting
Excellent transport links	Self contained site





Description

A rare opportunity to secure a self-contained industrial unit in the heart of Hackney, one of East London's most vibrant business and creative districts. Positioned moments from London Fields Overground Station, the property comprises 2,420 sq ft of flexible accommodation benefiting from a private yard and allocated parking, making it well-suited to a variety of urban industrial, logistics, storage, production and trade counter occupiers.

The unit is fitted with electric roller shutters, 3-phase power, LED lighting, WC facilities and offers unrestricted 24/7 access together with excellent vehicle access for loading and servicing. The self-contained nature of the property provides occupiers with operational flexibility, security and prominence in a highly sought-after East London location.

Located within a short walk of London Fields and Hackney Central stations, the property benefits from excellent connectivity while being surrounded by a thriving mix of creative, commercial and industrial occupiers.

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Further Information

A new lease is available direct from the landlord.

Rent
£84,960pa

Service Charge
A copy of the service charge will be provided upon request.

Rates
Rates Payable £33,600

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 14/07/2026

