

**NEWLY REFURBISHED
ARCH WITH A SECURE
GATED YARD PERFECT
FOR A DAY/NIGHT
RESTAURANT OCCUPIER**

**NURSERY ROAD
HACKNEY
E9**

BELCOR

CITY FRINGE REAL ESTATE

1,660 SQ FT NIA



DESCRIPTION

The unit is fully lined and includes a level screeded floor, glazed frontages, a DDA compliant WC block, and LED lighting.

This newly refurbished, dual-fronted arch features glazed frontages and a secure gated yard at the rear.

NEWLY REFURBISHED ARCH IDEAL FOR A DAY/NIGHT RESTAURANT



AMENITIES



SELF-CONTAINED



WAREHOUSE STYLE
FEATURES



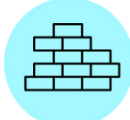
EXCELLENT
TRANSPORT LINKS



EXCELLENT NATURAL LIGHT



E CLASS USE



EXPOSED BRICKWORK



EXPOSED SERVICES



GREAT CEILING HEIGHTS



PRIME LOCATION

TRANSPORT

Hackney Central - 4 mins



Hackney Downs - 9 mins



AREA

The commercial unit is located on Nursery Road, just off Bohemia Place, which provides good footfall and adjacent to Morning Lane, which leads on to Mare Street, provides good access into Central London.

The property is a 4 minute walk to Hackney Central overground station and a 9 minute walk to Hackney Downs overground station.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PA)
Ground Floor	1,660	Available	£56,000	TBC	TBC	£56,000
Yard	540	Available	-	-	-	-

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

THE ARCH CO

0800 830 840
leasing@thearchco.com

TEAM

JAMES DOFFMAN AGENCY



jd@belcor.london
07854 823 137

ROB ELMAN AGENCY



re@belcor.london
07867 494 174

020 7375 3444
www.belcor.london

