

**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



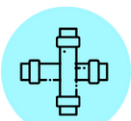
EXCELLENT NATURAL LIGHT



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 (PA)	SERVICE CHARGE (PA)	TOTAL (PA)
Ground Floor	1,660	Available	£56,000	£13,350	TBC	£5,779
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](mailto:agency@belcor.london)  
[www.belcor.london](http://www.belcor.london)

### THE ARCH CO

0800 830 840  
[leasing@thearchco.com](mailto:leasing@thearchco.com)

## TEAM

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