

**NEWLY REFURBISHED
ARCH PERFECT FOR A
DAY/NIGHT
RESTAURANT OPERATOR**

**BOHEMIA PLACE
HACKNEY
E9**

1,604 SQ FT

BELCOR

CITY FRINGE REAL ESTATE

DESCRIPTION

The unit is fully lined and includes a level screeded floor, glazed frontages, a WC block, and LED lighting. This newly refurbished, dual-fronted arch features glazed frontages and a communal yard area.

The unit sits within the Bohemia Place Scheme, making it a perfect opportunity for a day/night operator.

NEWLY REFURBISHED ARCH IDEAL FOR A DAY/NIGHT OPERATOR



AMENITIES



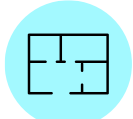
SELF-CONTAINED



WAREHOUSE STYLE
FEATURES



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



E CLASS USE



EXPOSED BRICKWORK



DDA COMPLIANT



GREAT CEILING HEIGHTS



PRIME LOCATION



TRANSPORT

Hackney Central - 4 mins



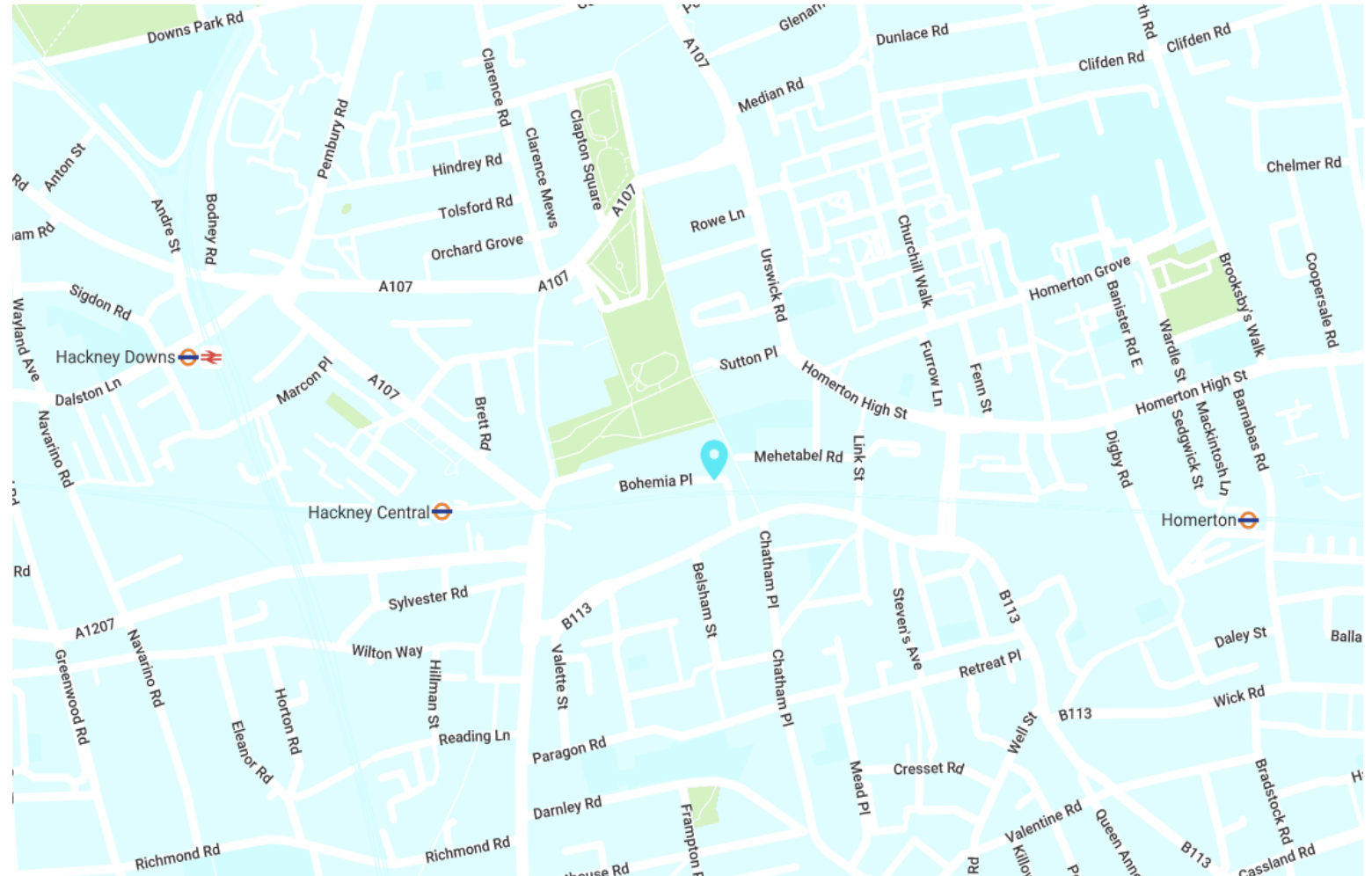
Hackney Downs - 9 mins



AREA

The commercial unit is located within Bohemia Place Market, 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 (PSF)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground Floor	1,604	Available	£35.00	£11.35	£5,431.01	£6,648.03

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

ROB ELMAN AGENCY



re@belcor.london
07867 494 174

FREDDIE DIAMOND AGENCY



fd@belcor.london
07306 140 846