



**REFURBISHED LIGHT
INDUSTRIAL UNIT
AVAILABLE NOW**



ARCH 441

3 INSTITUTE PLACE, HACKNEY DOWNS E8 1JE

THEARCHCO.COM /// risks.start.woods





LOCATION

THE UNIT IS LOCATED ON INSTITUTE PLACE, ACCESSIBLE VIA AMHURST ROAD (A107). AMHURST ROAD LINKS TO DALSTON LANE (A104) PROVIDING ACCESS TO THE CITY OF LONDON.

Hackney Downs Railway Station providing overground and Greater Anglia rail services is only a two-minute drive from the arch, and Hackney Central Railway Station is a three-minute drive or a six-minute walk away, providing further overground services.



DRIVE TIMES

Hackney Downs Station		2 minutes (0.2 miles)
Hackney Central Station		6 minutes (0.3 miles)
Blackwall Tunnel Approach (A102)		18 minutes (4.1 miles)
Canary Wharf		22 minutes (4.6 miles)
M11 Motorway		26 minutes (7.5 miles)
City of London		28 minutes (3.9 miles)

DESCRIPTION

**REFURBISHED LIGHT INDUSTRIAL UNIT
BENEFITTING FROM GOOD LOADING
AND PARKING FACILITIES VIA A SELF-
CONTAINED AND SECURE YARD.**

The unit offers good quality accommodation in an excellent location close to two Overground stations. Access to the unit is via an electric roller shutter door and a separate pedestrian door.

The arch is fully lined and features concrete flooring, LED strip lighting and a WC facility. Glazing at the rear allows for plenty of natural light to the back of the unit.

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M	RENT PA
ARCH	4,791	445.09	£95,000
YARD	2,031	188.68	
TOTAL	6,822	633.77	£95,000



SPECIFICATION



LED
lighting



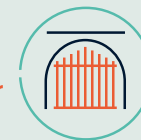
Personnel
entrance
door



Power
points



Electric
operated
roller shutter



Self-
contained &
secure yard



3 phase
electricity



WC
facilities

COSTS PER ANNUM

Rent	£95,000
Service Charge	n/a
Insurance	£1,281.35
Business rates	£19,328 (estimated, exact amount to be checked with the VOA)

Indicative total monthly costs £9,634.

All figures quoted are exclusive of VAT which is applicable.

EPC

D.

TERMS

A new Full Repairing and Insuring Lease for a term to be agreed.

The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Further details available upon request from the agents.

VIEWING

Strictly by appointment via the agents.

FURTHER INFORMATION

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The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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