



**REFURBISHED LIGHT INDUSTRIAL UNIT AVAILABLE NOW**



# ARCH 441

## 3 INSTITUTE PLACE, HACKNEY DOWNS E8 1JE

[THEARCHCO.COM](http://THEARCHCO.COM) /// [risks.start.woods](http://risks.start.woods)

HACO2609

# LOCATION

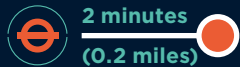
**THE UNIT IS LOCATED ON INSTITUTE PLACE, ACCESSIBLE VIA AMHURST ROAD (A107). AMHURST ROAD LINKS TO DALSTON LANE (A104) PROVIDING ACCESS TO THE CITY OF LONDON.**

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.

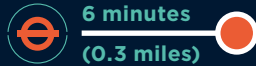


# DRIVE TIMES

Hackney Downs Station



Hackney Central Station



Blackwall Tunnel Approach (A102)



Canary Wharf



M11 Motorway



City of London



# 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	4,790	450	£80,000
YARD	2,030	190	
<b>TOTAL</b>	<b>6,820</b>	<b>640</b>	<b>£80,000</b>



## SPECIFICATION



**LED**  
lighting



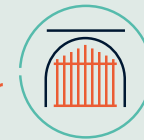
**Personnel**  
entrance  
door



**Power**  
points



**Electric**  
operated  
roller shutter



**Self-**  
contained &  
secure yard



**3 phase**  
electricity



**WC**  
facilities

## COSTS PER ANNUM

Rent	£80,000
Service Charge	n/a
Insurance	£1,280
Business rates	£19,330 (estimated, exact amount to be checked with the VOA)

Indicative total monthly costs **£8,400.**

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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