



**Arches 477 & 478
Batemans Row
Shoreditch
London
EC2A 3HH**

Local Occupiers Include



A1 / D1 Opportunity in Shoreditch

TO LET

3,351 sq ft (311 m²)



www.grantmillswood.com
020 7629 8501

Location

The subject arches are located in a prominent position on the South side of Bateman’s Row in Shoreditch within the London Borough of Hackney. The A10 Kingsland Rd is a short distance to the East of the property.

The area is well served by public transport with several bus routes passing close to the premises most notably from the A10 Kingsland Road and A1202 Great Eastern St. Shoreditch High Street Station (London Overground) and Old Street (London Underground Northern Line and Network Rail services) are both located within a 10 minute walk of the property.

Floor Areas (Gross Internal Area)

	Sq ft	(m²)
Ground Floor	3,351	311
Total	3,351	311
Mezzanine	675	63

Rates

Interested parties are to make their own enquires through the London Borough of Hackney.



Description

The property comprises of 3 unlined arches with additional accommodation of steel truss frame construction with roof lights and a height of 3.2m to the underside of the truss rising to 6.2m at the apex. The property is accessed through a secure yard area leading to an arch with glazed frontage and benefits from the following; 3 phase power, WC facilities, kitchenette, CCTV, air conditioning, a combination of spot / halogen lighting and clear height of 3.86 rising to 5.67m.

Existing Use

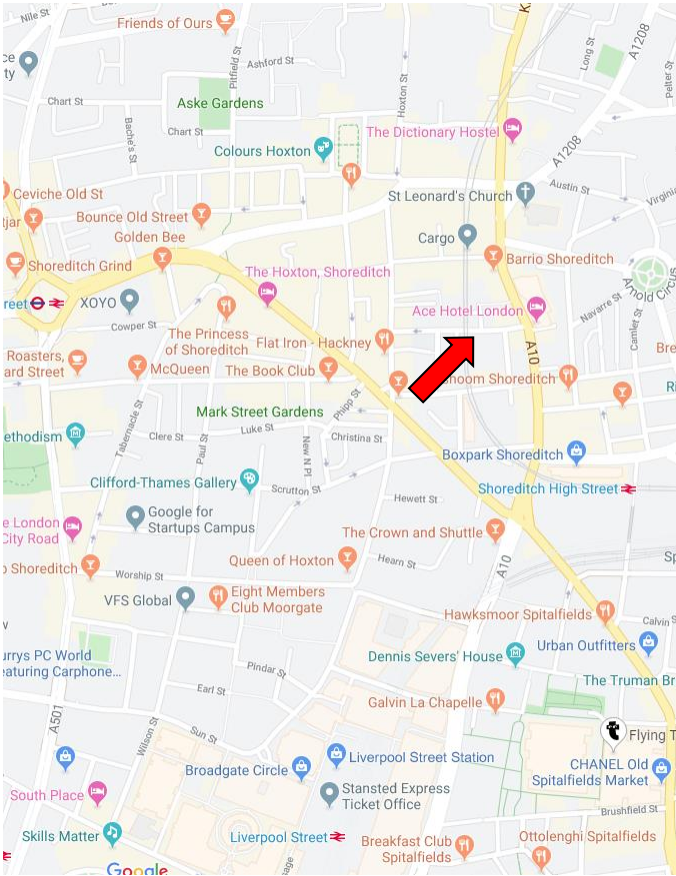
We understand that property currently has consent for ‘A1’ and ‘D’ uses however the Landlord may consider offers on a subject to planning basis.

Terms

A new lease is available directly from the landlord on terms to be agreed. Offers in excess of £40 per sq ft plus VAT are invited.

Legal Costs

The Tenant is to pay the Landlords legal costs.



@GoogleMaps

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Viewing

Viewings are available strictly by appointment through sole agents:-

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