

Arch 337
Acton Mews
Haggerston
London
E8 4EF

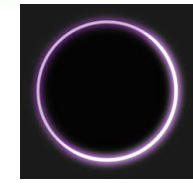


Local Occupiers Include

TONKOTSU



**CURIO
CABAL**



-DERDER&Q-
• GRILL HOUSE •

A3 Opportunity close to Haggerston Station

TO LET

1,758 sq ft (163 m²)



Grant Mills Wood
chartered surveyors
www.grantmillswood.com
020 7629 8501

Location

The property is located in a prominent position to the North East of the city in Haggerston, E8. The Haggerston area continues to benefit from the spill over from Hoxton and Shoreditch. The run of arches comprises of a mix of tenants including Tonkotsu, Berber & Q and Otherworld VR. The area is well served by public transport with several bus routes passing close to the premises, most notably from the A10 Kingsland Road. Haggerston station (London Overground) is located within 5 minutes' walk of the property and provides a direct route into the city.

Floor Areas (Gross Internal Area)

Arch 337	Sq ft	(m ²)
Ground Floor	1,758	163
<u>Total</u>	1,758	163

Terms

A new lease is available directly from the landlord on terms to be agreed. Offers in excess of **£32.50 per sq ft** plus VAT are invited.

Description

The property comprises of an unlined arch which is accessed from Acton Mews. The frontage is glazed with bi folding doors which are secured externally with an electric roller shutter and opportunity for Tenants signage.

Internally the property is in a good condition and benefits from the following amenities 3 phase power, WC facilities, a combination of spot lighting / down lighters and a clear height rising to 4m.

Existing Use

We understand that property currently has consent for 'A3' uses however the Landlord may consider offers on a subject to planning basis.

Rates

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

Legal Costs

The Tenant is to pay the Landlords legal costs.



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Viewing

Viewings are available strictly by appointment through sole agents:-

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