



Westgate Street Arches

London Fields, E8 3RL

**ARCHES AVAILABLE IN
WESTGATE STREET,
LONDON FIELDS**

900 to 1,054 sq ft
(83.61 to 97.92 sq m)

- Open Plan
- Close to restaurants, cafes and bars
- Rates Exempt

Westgate Street Arches, London Fields, London, E8 3RL

Description

Arch 352 is in refurbished condition, in a vibrant, sought-after location for creative, trendy or industrial space

Double-frontage (rear glazed access on Netil Lane)

Rarely available

Arch 353 is in refurbished condition, and benefits from an electric roller shutter door accessed via a shared yard, which adjoins Westgate Street directly next to Netil Market. The arch is fully lined and benefits from a W.C. facility and a kitchenette area.

Arch 354 is in refurbished condition, and benefits from an electric roller shutter door accessed via a shared yard, which adjoins Westgate Street directly next to Netil Market. The arch is fully lined and benefits from a W.C. facility and a kitchenette area.

Location

Westgate Street lies south of London Fields Station and is an exciting location, directly next to Netil Market and in close proximity to Mare Street. This is a highly desirable and sought-after area for creative businesses who also want to benefit from a great location with nearby footfall.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Arch 352	900	83.61	Available
Ground - Arch 353	1,054	97.92	Available
Ground - Arch 354	1,054	97.92	Available
Total	3,008	279.45	

Specification

Central fashionable Hackney destination – close to lots of other restaurant, bars and clubs

Open plan layout

Location highly accessible by road and public transport



Summary

Available Size	900 to 1,054 sq ft
Rent	£36.00 per sq ft
Business Rates	Will qualify for small business relief
EPC Rating	Upon Enquiry

Viewing & Further Information



Lucy Stephens
0203 911 3667 | 07789 843 729
lucys@stirlingackroyd.com



George Brereton
0203 911 3668 | 07766 868 692
georgeb@stirlingackroyd.com



Samantha-Jo Roberts
020 7749 3809 | 07809 091 305
samanthajor@stirlingackroyd.com





