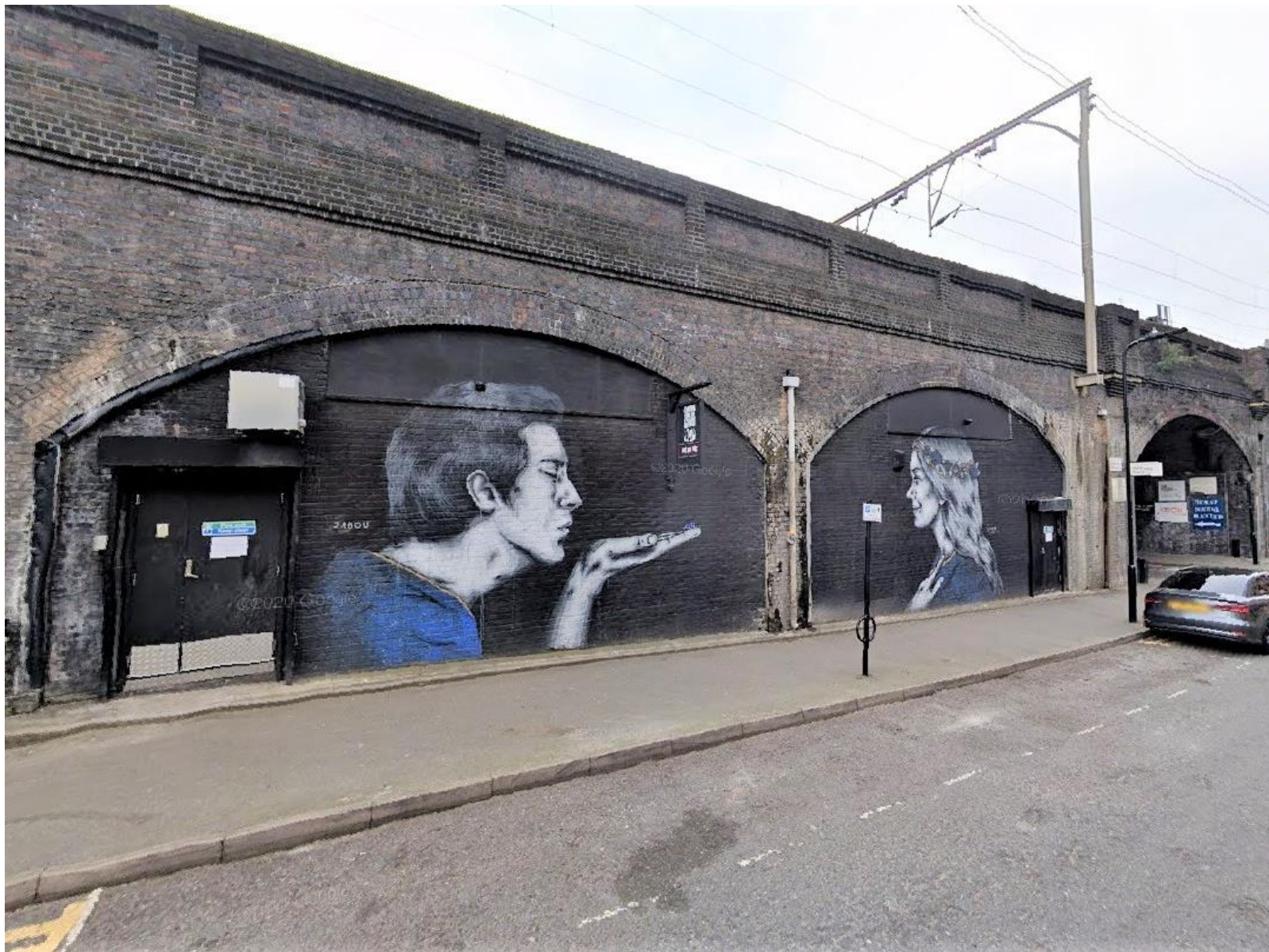


Arches 369 – 370
Helmsley Place
London Fields
Hackney
E8 3SB



B1, B2 and B8 Opportunity close to London Fields Station

TO LET

3,316 sq ft plus a secure yard of c2,200 sq ft

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The arches are located in close proximity to London Fields Overground Station, in the London Borough of Hackney. London Liverpool Street Station is within 10 minutes of London Fields Station via over-ground services, and there are a number of bus routes that operate in the area. Local occupiers in the area include Patty & Bun, E5 Bakehouse, London Fields Brewery and Pub on the Park.

Floor Areas (Gross Internal Area)

Arches 369-370	Sq. ft	(m ²)
Ground Floor	3,316	(308.07)

Terms

A new lease is available directly from the landlord on terms to be agreed. Offers in-excess of **£115,404 per annum** exclusive, plus VAT.

EPC

An EPC is available upon request.



Description

The Arches are suitable for a variety of B class uses; industrial and business uses. The Arches are lined and have concrete floors. On the Helmsley Place side the arches have roller shutter doors opening out on to a secure yard area of c2,200 sq ft. There are also two pedestrian doors opening onto Mentmore Terrace. The arches benefits from power, WC facilities, a small kitchenette area and height to the crown of approximately 4.1m.

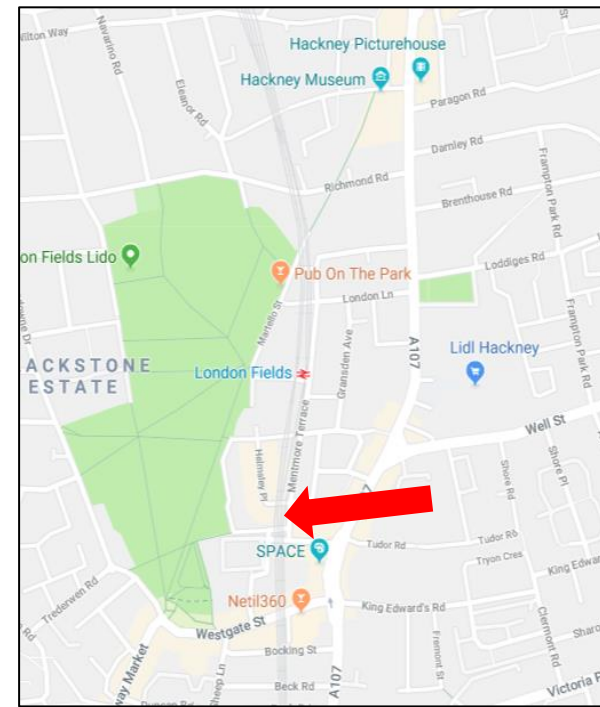
Rates

We understand the rateable value for Arches 369-370 is £32,000. The rates payable for 21/22 equate to £15,968.

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

Legal Costs

Each party is to bear their own legal costs. An undertaking for abortive costs will be sought by the landlord.



@GoogleMaps

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Viewing

Viewings are available strictly by appointment through sole agents :-

Jonathan Hay

Jonathanh@grantmillswood.com

07798605532



www.grantmillswood.com

020 7629 8501