



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## THREE ADJOINING ARCHES WITH SECURE YARD

TO LET

**Arches 416-418, Union Walk, Shoreditch, E2 8HP**  
**Approximately 4,000 ft<sup>2</sup> plus Yard of 3,300 ft<sup>2</sup>**



### LOCATION

Union Walk lies approximately 300 metres due south from Hoxton Station, which provides London Overground services. There are numerous bus routes which run along Kingsland Road (A10) and Hackney Road (A1208), both of which are nearby.

The Property is situated on the east side of Union Walk, close to the junction with Nazrul Street.

## FLOOR AREAS (GIA) / 2017 RATEABLE VALUE / EPC

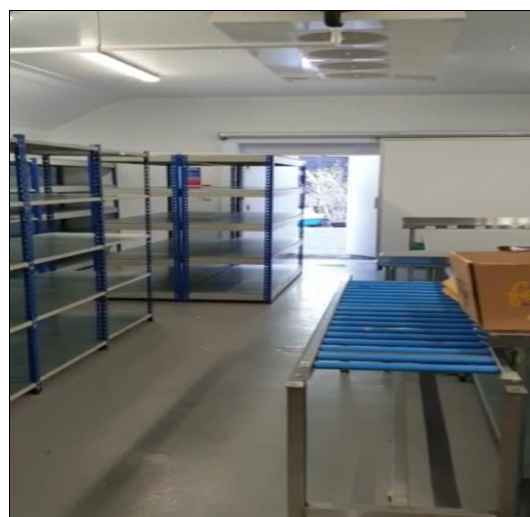
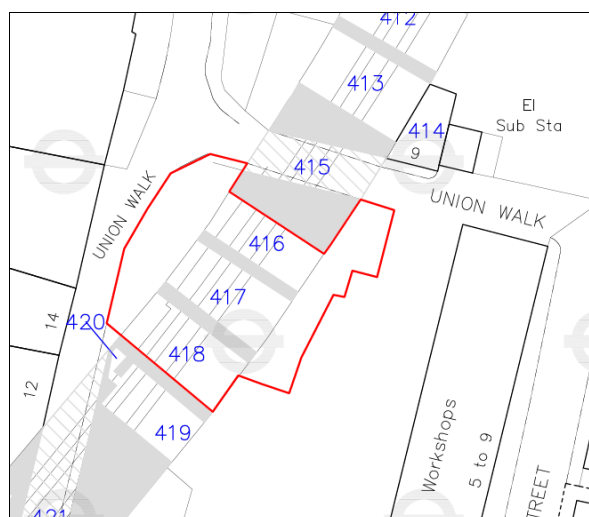
Unit	FT <sup>2</sup>	M <sup>2</sup>	2017 RV	EPC
Arch 416	1,296	120.40	£16,750	G
Arch 417	1,311	121.79	£16,250	D
Arch 418	1,338	124.30	£19,250	E
<b>TOTAL</b>	<b>3,945</b>	<b>366.49</b>		

In addition, there are secure yards to the front (1,260 ft<sup>2</sup>) and rear (1,645 ft<sup>2</sup>).

### DESCRIPTION

The Property comprises three adjoining railway arches, which were refurbished in 2019 to include a fully fitted fridge in Arch 417 (picture below). Each arch has independent access from the front and rear yards and a maximum eaves height of approximately 3.75 metres. The amenities include:

- 3 Phase electricity
- Concrete Floor
- New WC's (416 & 418)
- Kitchenette (416)
- Roller Shutter Doors to rear of 416 & 417
- Concertina Doors to front of all arches
- Alarm system
- Fibre available



### LEASE

Our client holds a standard Transport for London lease until March 2031, subject to a Tenant only break clause in March 2025. The passing rent of £112,128 per annum (£28.42 per ft<sup>2</sup>) is subject to review in 2022 and three yearly thereafter. B1, B2 and B8 Use is permitted. An Assignment of this lease is available.

Alternatively, a sub-lease of the whole or individual arches could be available.

**For more information or to arrange a viewing, please contact:**

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