

**404 CREMER STREET, 404 RAILWAY ARCHES**

**CREMER STREET LONDON E2 8HB**



1839 sq ft Arch adjacent to Hoxton Station

**INDUSTRIAL, TRANSPORT HUB**

**TO LET**

**1,839 SQ FT**

**(170.85 SQ M)**

- Immediately Available
- Client and Good Doors
- Dual Frontage
- 5 Minute Drive into the City
- Allocated Parking Spaces

## OVERVIEW

Available Size	1,839 sq ft
Rent	Rent on application
Rates Payable	£12.46 per sq ft
Rateable Value	£44,750
Service Charge	N/A
EPC Rating	Upon enquiry

## DESCRIPTION

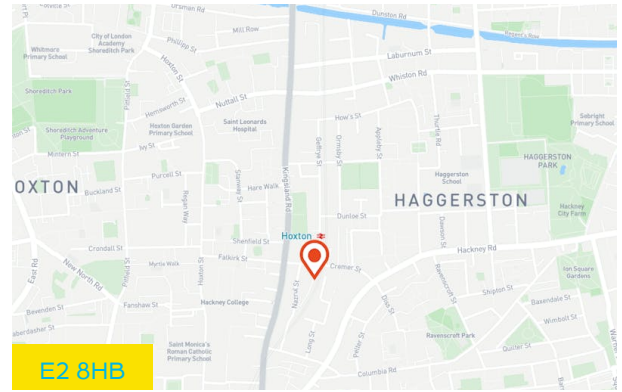
This unit is currently vacant and ready for occupation immediately if required. The property has a bifolding industrial door. Internally, the properties have an approximate height of 4.6m, with a 3-phase power capacity, strip lighting and WC facilities. Directly outside the concertina shutter doors are two allocated vehicle parking spaces.

## LOCATION

Located in Hoxton, a short walk away from Hoxton Overground Station situated on the East London Line on the Kingsland Viaduct, served by London Overground.

The unit is located just off the A10 providing good access in and around London.

Local occupiers include a bakery, fashion designer studios and a media press centre.



## VIEWING & FURTHER INFORMATION

### CAMERON AITCHISON

07721 599 643

cameron.aitchison@montagu-evans.co.uk

### LUKE AUDIS

07920 740 898

Luke.audis@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 03/12/2024