

# ARCH 412 UNION WALK, KINGSLAND VIADUCT

HOXTON LONDON E2 8HP



A 1,440 Sq Ft Arch Within 200m of Hoxton Station

**TRANSPORT HUB**

**TO LET**

**1,440 SQ FT**

**(133.78 SQ M)**

- TfL Arch Portfolio
- Close Proximity to Hoxton Station
- Available Immediately
- Internal WC
- Yard space available
- Gated access

# ARCH 412 UNION WALK, KINGSLAND VIADUCT, HOXTON, LONDON, E2 8HP

## DESCRIPTION

The Property benefits from a dry and tidy condition with a level concrete floor. A secure shutter door makes up the entrance to the unit which can provide both pedestrian and vehicular access. There is generous external space to the front of the unit, as well as WC's internally.

## LOCATION

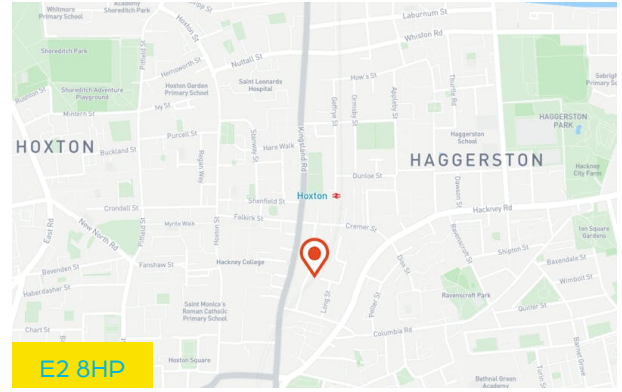
The Property is located in Hoxton, a short walk away from Hoxton Overground Station. The Arch is situated under the Kingsland Viaduct, which is served by The London Overground. Vehicular access to the site is via Nazrul Street, which runs parallel to the A10, providing good access in and around London.

The local area includes a variety of occupiers such as restaurants, cafes and creative spaces.

## ACCOMMODATION

The accommodation comprises the following area:

Name	sq ft	sq m	Availability
Unit - Arch	1,440	133.78	Available
Total	1,440	133.78	



## VIEWING & FURTHER INFORMATION

### CAMERON AITCHISON

07721599643

cameron.aitchison@montagu-evans.co.uk

### LUKE AUDIS

07920 740 898

Luke.audis@montagu-evans.co.uk



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