



**STIRLING
ACKROYD**

FOR SALE

**4-6, Ram Place,
London, E9 6LT**

3,294 sq ft

**Self Contained Light
Industrial Freehold
Investment For Sale**



VIDEO TOUR

stirlingackroyd.com



Description

Self-contained single storey light industrial building for sale. The property lends it self to a showroom/event space with high ceilings and a largely open plan layout. Currently occupied The Box on a 5 year term dated November 2022 with a passing rent of £80,000 pax.

Location

A great location being close to Mare Street and Hackney Central train Station, Tesco Supermarket is also on the same road as well as Burberry warehouse and Nike Outlet. The area has a good footfall.

Key points

- 3m plus Ceiling Heights
- Open Plan Layout
- Off Street Parking
- Security Shutters
- 5 year lease dated November 2022 with £80,000 per annum rent payable





Rents, Rates & Charges

Price	Offers in the region of £1,000,000
Rates	£5.17 per sq ft
Service Charge	On application
VAT	On application
EPC	D (87)

Viewing & Further Information



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