

Unit 1, Ability Plaza, Arbutus Street, London, E8 4DT

TO LET

Class E Retail / Leisure / Office

1,011 sq ft / 93.9 sq m

£19.50 per sq ft

Ground Floor Commercial Unit Suitable For A Variety Of Uses



- Short walking distance to Haggerston Overground
- Self-contained
- Secure gated courtyard
- Air conditioning

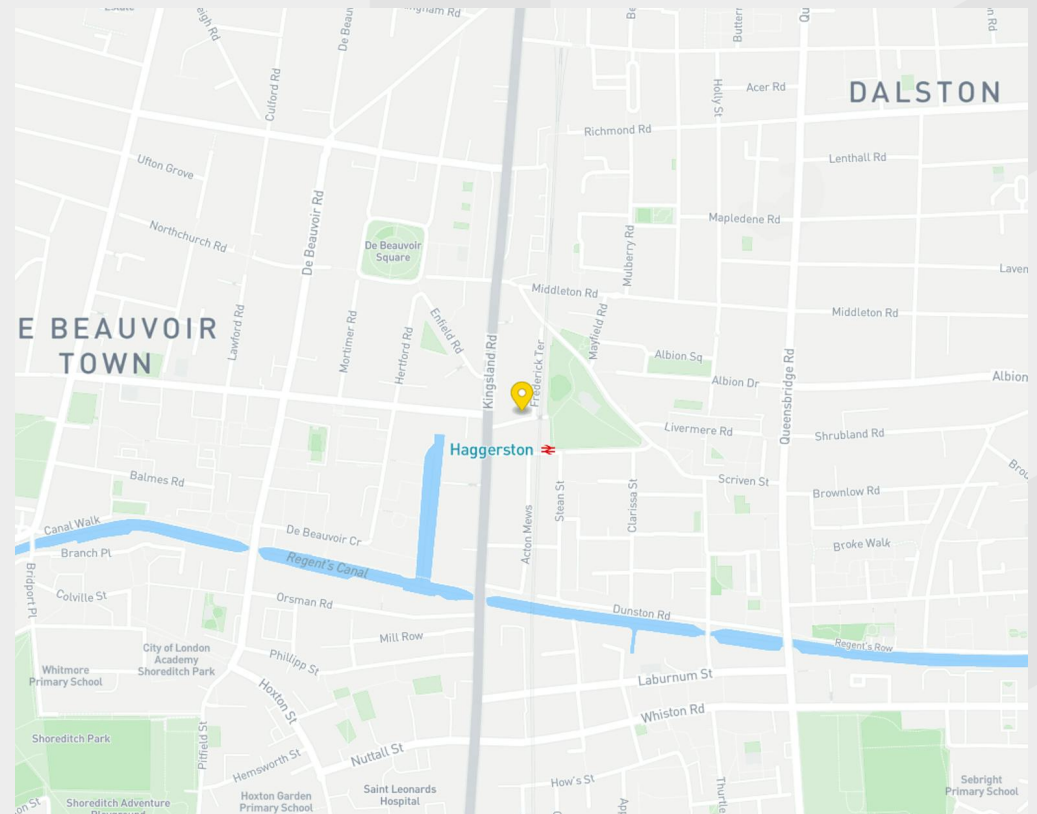


Description

A ground floor unit of a predominantly residential building which benefits from a mezzanine floor, air conditioning, demised toilets and kitchen facilities. The units rear onto a gated courtyard for loading/unloading.

Location

Situated on the east side of Kingsland Road (A10) which provides direct access into The City via its numerous bus routes. The property is a 2 minute walk from Haggerston Station (Overground Line), as well as a 10 and 12 minute walk from Dalston Junction and Hoxton Station. Each station provides good access links into Shoreditch Overground Station.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
Unit - 1	1,011	93.92	£19.50	£14.44	Available
Total	1,011	93.92	£19.50	£14.44	

Tenure

New Lease

EPC

Has been commissioned

VAT

To be confirmed

Configuration

Not Fitted

Contacts

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Further Information

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