

TO LET
E USE CLASS UNIT



 **295-297 Haggerston Road, Dalston, London E8 4EN**

Price **£45,000**
Per Annum



Property Type

WAREHOUSE



Size

2,422 FT²



Tenure

LEASEHOLD



Borough

HACKNEY



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



Haggerston (0.4 miles)
Hoxton (0.6 miles)
Dalston Junction (0.7 miles)

Local Amenities



Kingsland Road (0.1 miles)
London Fields (0.8 miles)
Regents Canal (2.6 miles)

VAT Applicable



NO

Rateable Value

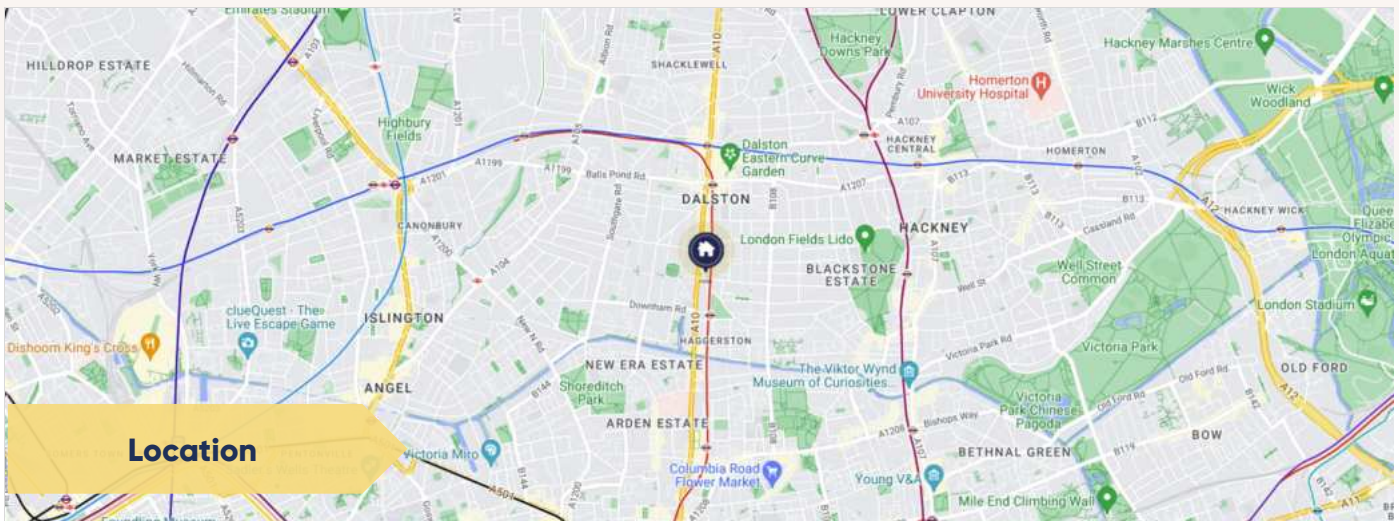


£38,250

EPC



C



Location

Additional Information

This spacious first-floor open-plan warehouse features a separate kitchen, toilet, and office. With Class E planning consent, it was formerly a fashion showroom and offers versatile potential for retailers, workshops, offices, studios, designers, showrooms, creative ventures, and other E-Class businesses.

Located just 0.2 miles from Haggerston Station, it provides excellent transport links to East and North London, the City, and the West End. The property also benefits from close proximity to the vibrant amenities of Kingsland Road, including shops, supermarkets, bars, and restaurants.

The property is in very good condition throughout and immediately available TO LET.

Lease terms subject to negotiation.



ADDITIONAL IMAGES



whozoo.
Commercial Property, Expertly Done



Chue Li
Property Consultant

✉ chueli@whozoo.co.uk
☎ 07887 583 993 / 0333 200 8330



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 0333 200 8330

whozoo.
Commercial Property, Expertly Done



0333 200 8330



info@whozoo.co.uk



www.whozoo.co.uk



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.