

Reference: HAC02601

440 Institute Place, Hackney Downs , London, E8 1JE

Hackney, E8 1JE

To Let

£4,800 pcm

3,840 sq ft

Flexible Use

 [Google Maps](#)



440 Institute Place, Hackney Downs , London, E8 1JE



£4,800 per month + VAT

£57,600 p/a · £15 per sq ft



Flexible Use

For multiple industries



3,840 sq ft internal

357 sq m



Reference

HAC02601



24/7 access



3-Phase Power Supply



Electric roller shutters



WC facilities

WHAT'S NEARBY



Hackney Downs Station

2 min walk



Hackney Central Station

7 min walk

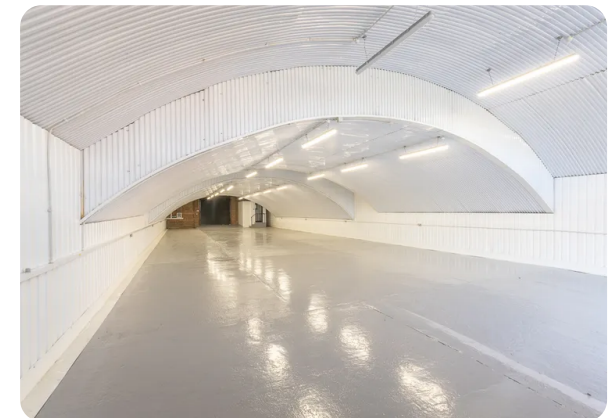


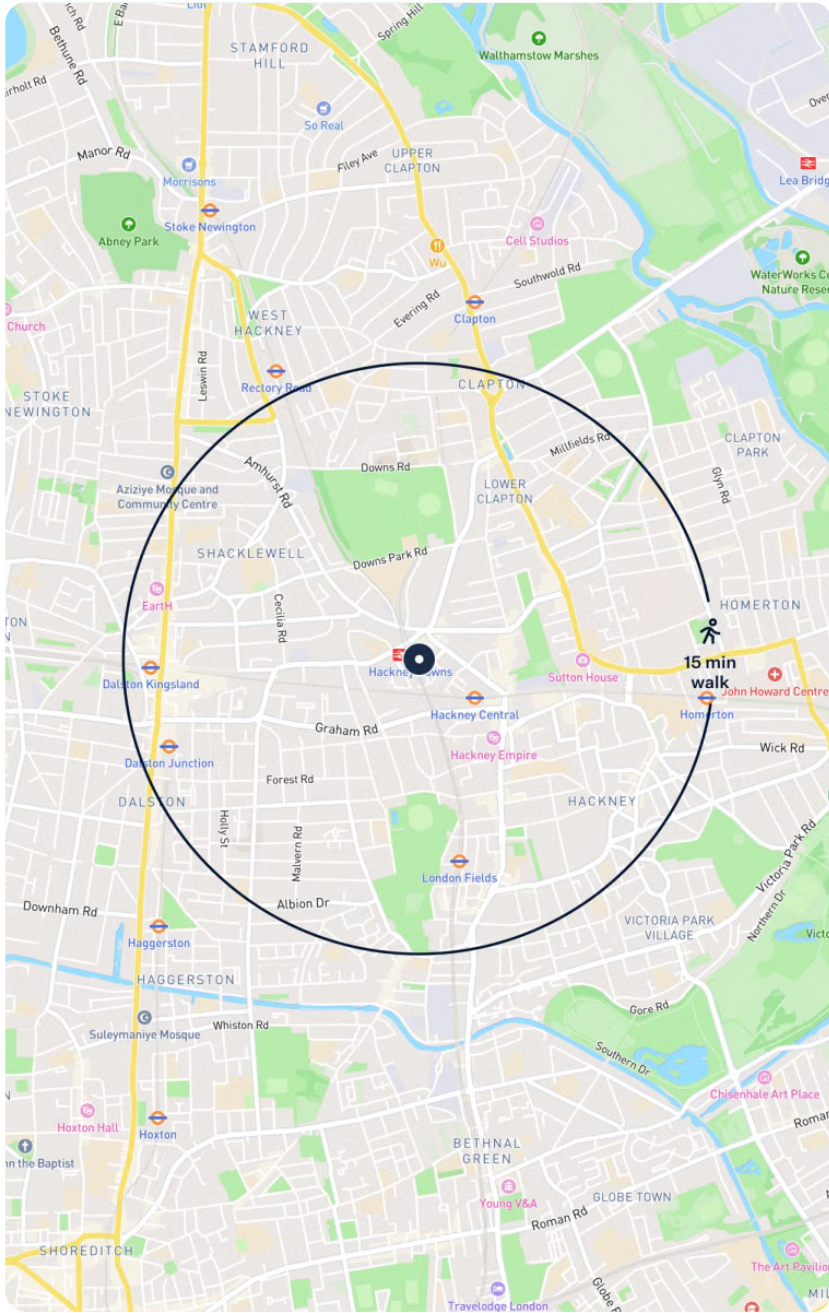
London Liverpool Street

10 min train



[Google Maps](#)





Location

440 Institute Place, Hackney Downs , London, E8 1JE

 cone.steps.dome

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Hackney Downs Station

2 min walk



Hackney Central Station

7 min walk



London Liverpool Street

10 min train

Cost Breakdown

Costs Per Month

Rent	£4,800
Business Rates	£1,580
Insurance	£80
Service Charge	Call for details

Total	Call for details
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All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£57,600
Business Rates	£18,960
Insurance	£960
Service Charge	Call for details

Total	Call for details
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All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years subject to negotiation.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

