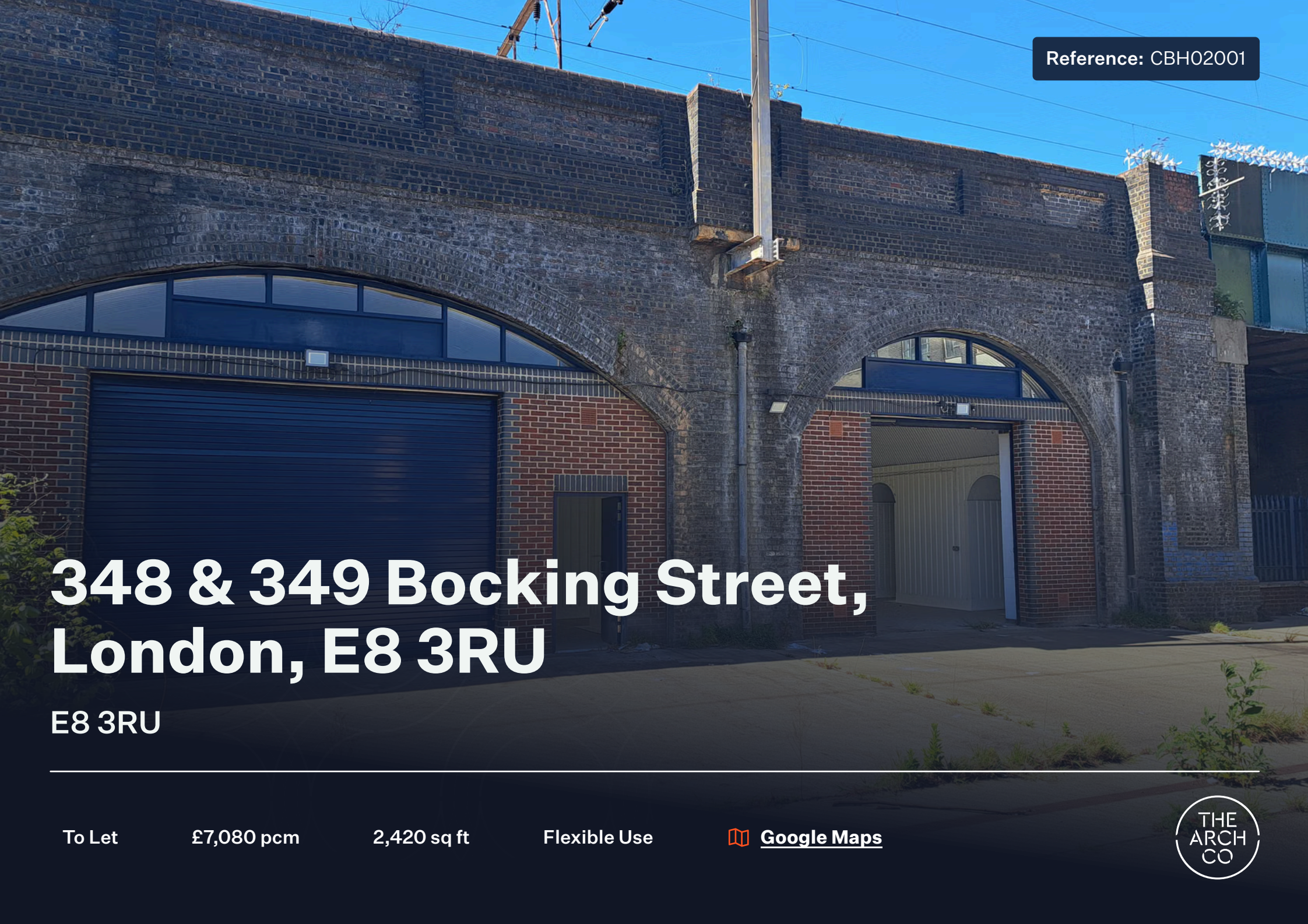


**Reference:** CBH02001

# 348 & 349 Bocking Street, London, E8 3RU

E8 3RU

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To Let | £7,080 pcm | 2,420 sq ft | Flexible Use | Google Maps

THE ARCH CO

# 348 & 349 Bocking Street, London, E8 3RU

**£7,080 per month + VAT**
£84,960 p/a · £35 per sq ft

**Flexible Use**
For multiple industries

**2,420 sq ft internal**
225 sq m

**Reference**
CBH02001







- 24/7 access
- 3-Phase Power Supply
- Allocated parking spaces
- Electric roller shutters

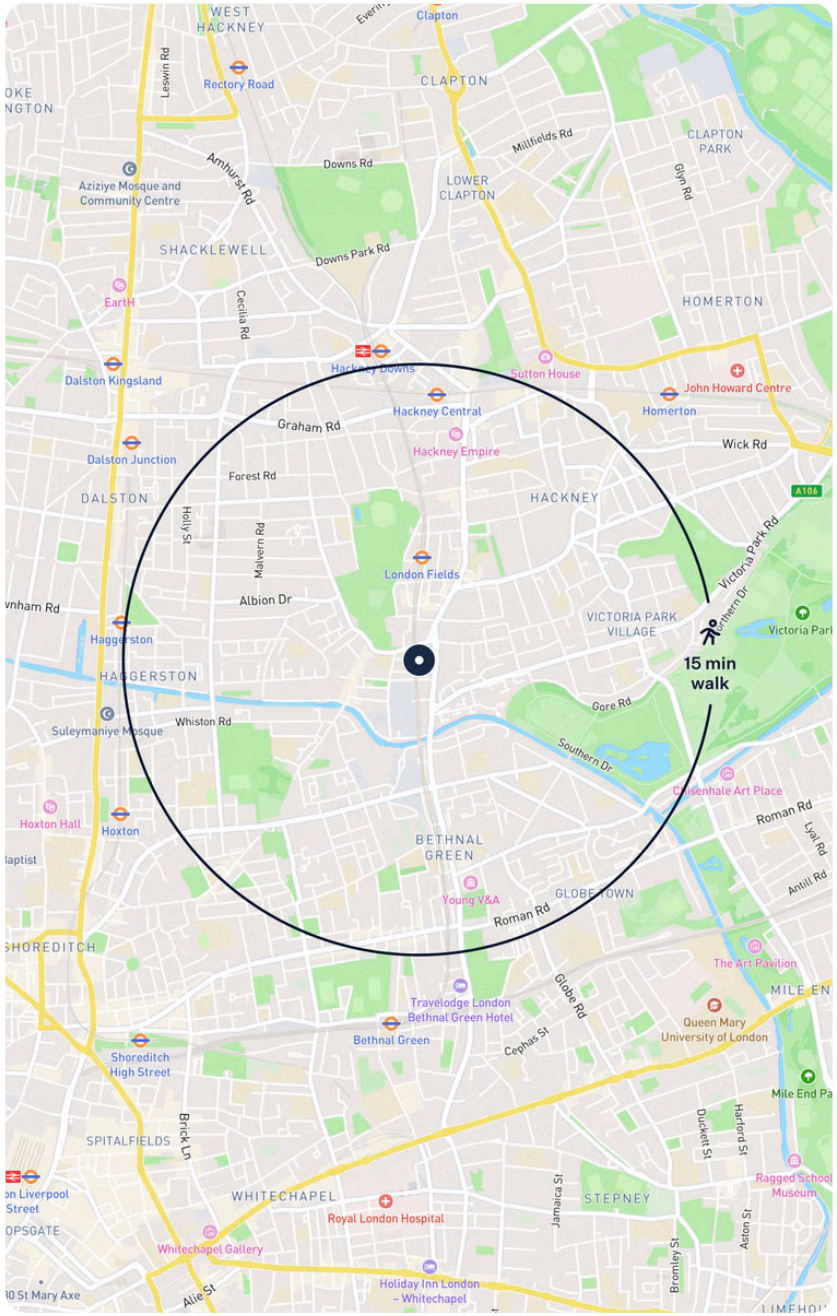
## WHAT'S NEARBY

**London Fields Overground Station**
5 min walk

**Hackney Central Station**
15 min walk

**Bethnal Green**
15 min walk

**Google Maps**




# Location

348 & 349 Bocking Street, London, E8 3RU

froth.sunset.apple

Google Maps

## WHAT'S NEARBY

**London Fields Overground Station**
5 min walk

**Hackney Central Station**
15 min walk

**Bethnal Green**
15 min walk

# Cost Breakdown

## Costs Per Month

| | |
|---|---|
| Rent | **£7,080** |
| Business Rates | **£2,800** |
| Insurance | **£60** |
| Service Charge | **Call for details** |
| **Total** | **Call for details** |

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

## Costs Per Annum

| | |
|---|---|
| Rent | **£84,960** |
| Business Rates | **£33,600** |
| Insurance | **£720** |
| Service Charge | **Call for details** |
| **Total** | **Call for details** |

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 the agent

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


03335544139

info@thearchco.com

https://thearchco.com


THE ARCH CO