

Reference: CBH02001

348 & 349 Bocking Street, London, E8 3RU

E8 3RU

To Let

£7,080 pcm

2,420 sq ft

Flexible Use

 [Google Maps](#)



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



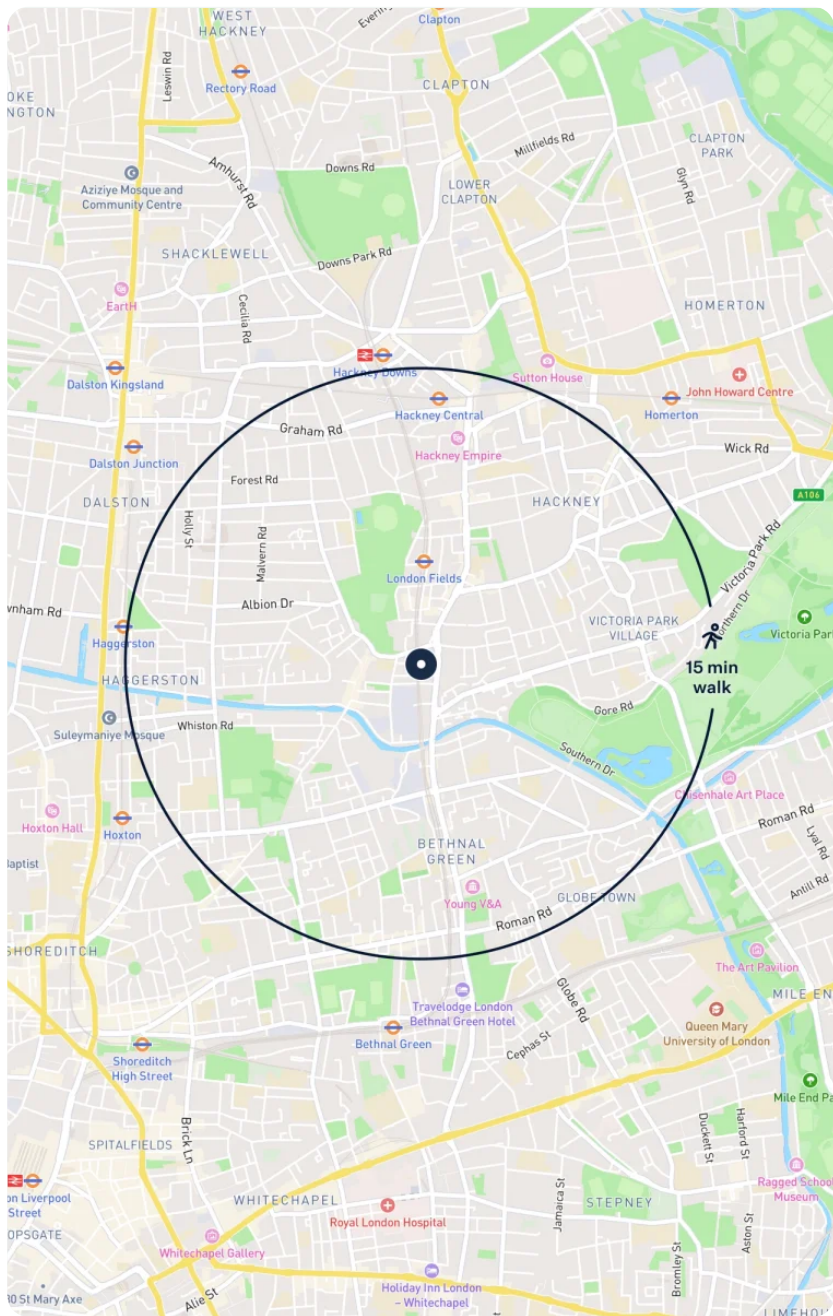
Bethnal Green

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	£9,940

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	£119,280

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**

