



# OFFICE TO LET

Unit 9C (A) Queens Yard, Hackney, London, E9 5EN

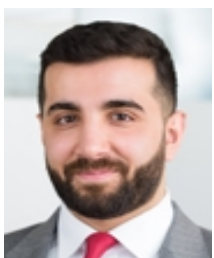


 RENT £15,750 PA / £35 PSF

 SIZE 450 Sq Ft / 41.8 SQM

 FLOOR(S) 3rd Floor

 AVAILABLE Immediately



## CONTACT

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- First floor self-contained unit
- Open-plan layout
- Excellent natural light
- Private kitchenette
- WC facilities
- High ceilings and character features
- Secure gated development
- Fibre broadband available



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## LOCATION

Positioned in the heart of Hackney Wick, Queen's Yard is a well-established mixed-use community, home to independent businesses, cafés and cultural venues. The location offers excellent connectivity — Hackney Wick Overground Station is just 2 minutes' walk, with swift connections to Stratford, the Central Line, Jubilee Line, DLR and National Rail. The Queen Elizabeth Olympic Park and Westfield Stratford City are also within walking distance.

## DESCRIPTION


A bright and well-presented first floor office/studio measuring 450 sq ft, situated in the heart of the popular Queen's Yard development in Hackney Wick. This self-contained unit is ideal for creative, media, tech or professional occupiers looking for flexible space in a dynamic East London location.

The accommodation offers an open-plan layout with excellent natural light, high ceilings and exposed industrial-style features. The unit includes a private kitchenette and WC facilities, and benefits from 24/7 access. Its efficient layout makes it suitable for a wide range of uses including design studios, small agencies or project offices.

## TRANSPORT LINKS

 **Bus Routes**  
276, 339

 **Hackney Wick**  
Mildmay

 **Stratford Int. DLR Station**  
DLR

## AMENITIES

- B1 Use
- Car Parking
- Good Natural Light

## VIEWINGS

Directly through Pearl & Coutts

## LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

## VAT

This property is subject to VAT.

## EPC

**D** (76 - 100)

 **98** : This property

These details were updated on 25/03/2026

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