


OFFICE TO LET

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

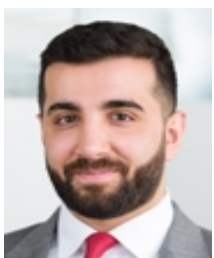


 **RENT** £8,500 PA / £37 PSF

 **SIZE** 230 Sq Ft / 21.4 SQM

 **FLOOR(S)** 3rd

 **AVAILABLE** Immediately



CONTACT

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- Good natural light
- Walking distance from Hackney Wick station
- Economical office space
- Creative environment
- WiFi available
- Parking available
- Service charge & insurance included
- 24/7 Access

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THE SPACE

Good size office/ studio unit to let on the third floor of this property which is located in one of London's most prized and desirable areas.

This particular space is extra special benefiting from spectacular views over East London and the Olympic park.


The property benefits from having access to full Wi-Fi at an additional cost and yard space/car parking, which is available by separate negotiation. The quoted rent covers the service charge and insurance.


LOCATION

The unit is situated on an industrial estate of similar units laid out around a courtyard off White Post Lane, Hackney Wick A115, which is a major access road for the 2012 Olympic parks east entrance.

Chapman and Rothbury Road lead to the A12 (southbound to Blackwall Tunnel, northbound to the M11/A406 North Circular Road) in the north and A11 (Stratford) in the south.

NEARBY

 12 Gyms


 20+ Bars / Pubs


 1 Accountant

 3 Meal Deliveries


 1 Post Office

 20+ Restaurants

 1 ATM

 18 Cafes

 20+ Parking Places

 **Bus Routes**
276, 339

 **Hackney Wick**
London Overground

 **Stratford Int. DLR Station**
DLR

USE

B1 - Office.

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Included in the rent.

BUSINESS RATES

Rates are payable to the local authority. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Included in the rent.

FEES

There are no additional fees associated with this letting.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

These details were updated on 06/02/2024

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