

OFFICE TO LET

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

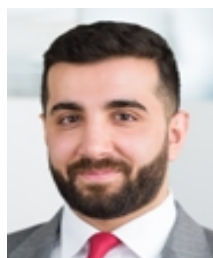


 **RENT** £18,000 PA / £30 PSF

 **SIZE** 600 Sq Ft / 55.7 SQM

 **FLOOR(S)** 2nd

 **AVAILABLE** Immediately



CONTACT

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



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THE SPACE

Good size office/ studio unit to let on the second 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.

NEARBY

- | | |
|--|---|
|  12 Gyms |  20+ Restaurants |
|  20+ Bars / Pubs |  1 ATM |
|  1 Accountant |  18 Cafes |
|  3 Meal Deliveries |  20+ Parking Places |
|  1 Post Office | |
|
 | |
|  Bus Routes
276, 339 |  Stratford Int. DLR Station |
|  Hackney Wick
London Overground | |

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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