



# OFFICE TO LET

Unit 2 (E), Queens Yard, Hackney, London, E9 5EN



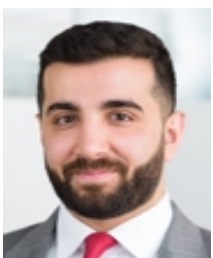
 **RENT** £8,250 PA / £22 PSF

 **SIZE** 378 Sq Ft / 35.1 SQM

 **FLOOR(S)** 1st

 **AVAILABLE** Immediately

- Low cost office space
- Ideal for a studio
- Excellent natural light
- Recently refurbished
- WC



## CONTACT

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### THE SPACE


Affordable and economical artist studios or creative business spaces available at Queens Yard, East London's creative hub, located adjacent to the Olympic Park.

### LOCATION


The studios are 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
-  17 Cafes
-  3 Meal Deliveries
-  20+ Parking Places
-  1 Post Office

 **Bus Routes**  
276, 339

 **Hackney Wick**  
London Overground

 **Stratford Int. DLR Station**  
DLR

### USE

B1 - Office.

### LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### DEPOSIT

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

### SERVICE CHARGE

The quoted rent covers the service charge.

### 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

The quoted rent covers the insurance.

### 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.

### EPC

**D** (76 - 100)

 **83** : This property

These details were updated on 06/02/2024

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