


# OFFICE TO LET

Unit 9B Studio 5, Queens Yard, Hackney, London, E9 5EN



 **RENT** £9,000 PA / £56 PSF

 **SIZE** 161 Sq Ft / 15.0 SQM

 **FLOOR(S)** 1st

 **AVAILABLE** Immediately



## CONTACT

Kutlay Akpinar  
020 7843 9198  
07976 378 467  
kutlay.a@pearl-coutts.co.uk

- Entry phone system
- Good natural light
- Low cost office space
- WCs
- Walking distance from station
- Communal kitchen
- WiFi
- Creative environment

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## LOCATION

Queens Yard 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.

## DESCRIPTION


Economical low cost office space to let at Queens Yard, East London's thriving creative hub.

Ideal for a creative business or startup this affordable studio space benefits from having a spacious communal kitchen and breakout area complete with sofas and table football, access to full Wi-Fi at an additional cost and yard space/car parking, which is available by separate negotiation.

## TRANSPORT LINKS

 **Bus Routes**  
276

 **Hackney Wick**  
Mildmay

 **Stratford Int. DLR Station**  
DLR

## AMENITIES

- Entry Phone System
- Walking Distance From Tube Station
- Walking Distance From Station
- High Ceilings
- Ultra Trendy Space
- Low Cost Office Space
- WC's
- B1 Use

## 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.

These details were updated on 24/07/2025



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