STUDIO / WORKSHOP

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



RENT £17,000 PA / £38 PSF

SIZE 452 Sq Ft / 42.0 SQM

FLOOR(S) Second

AVAILABLE Immediately

- Second floor self-contained unit
- Studio/ workshop
- Open-plan layout
- High ceilings
- Fibre broadband available
- Low cost office space



CONTACT

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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 464 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. Its efficient layout makes it suitable for a wide range of uses including design studios, small agencies or project offices.

TRANSPORT LINKS
Bradford Forster Square
London North Eastern Railway | Northern Rail

Bradford Interchange
Grand Central | Northern Rail

AMENITIES
- Dry Storage
- Entry Phone System
- Use Class 'E'
- Walking Distance From Station
- WC's

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)

79 : This property

These details were updated on 02/11/2026

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