

OFFICE TO LET

Unit 9B (6), Queens Yard, Hackney, London, E9 5EN



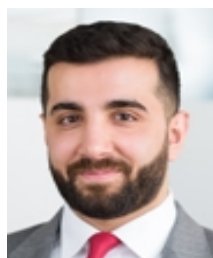
 **RENT** £27,000 PA / £58 PSF

 **SIZE** 464 Sq Ft / 43.1 SQM

 **FLOOR(S)** First

 **AVAILABLE** Immediately

- First floor self-contained unit
- Studio/ workshop
- Creative environment
- Open-plan layout



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

 **Bus Routes**
276, 339

 **Hackney Wick**
Mildmay

 **Stratford Int. DLR Station**
DLR

AMENITIES

- Car Parking
- Dry Storage
- Entry Phone System
- High Ceilings
- Low Cost Office Space
- Use Class 'E'
- Walking Distance From Station

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)

 **76 : This property**

These details were updated on 23/10/2026

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