

**99 WALLIS
ROAD, E9**

1,200 - 6,879 SQ FT

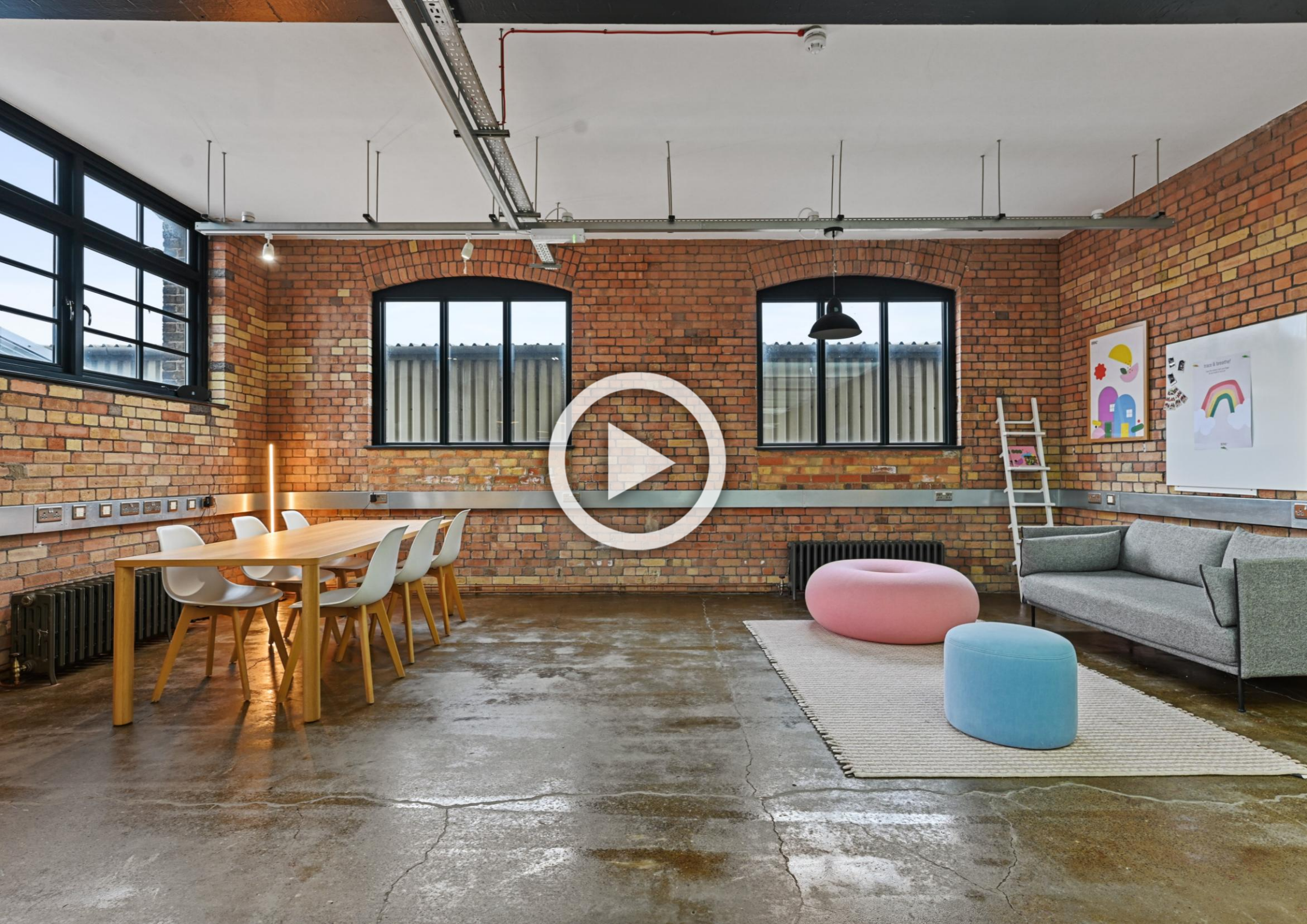
AUTHENTIC WAREHOUSE OFFICES FOR RENT

HACKNEY WICK, E9



TO LET





DESCRIPTION

These truly unique spaces offer open plan accommodation, with original concrete floors, exposed brickwork and steel beams.

The building offers a large lift, communal WC's and is situated in a thriving productivity hub making it of particular interest to creative, design and fashion occupiers.

AMENITIES



24 HOUR ACCESS



FULLY FITTED



SHOWERS



MEETING ROOMS



DDA COMPLIANT



EXCELLENT NATURAL LIGHT



EXPOSED BRICKWORK



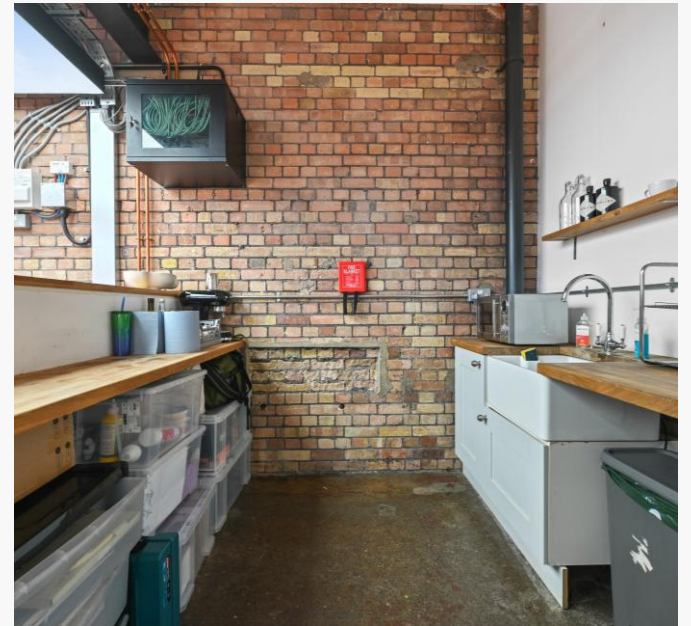
OPEN PLAN



GREAT CEILING HEIGHTS

AUTHENTIC WAREHOUSE STYLE OFFICES





TRANSPORT

Hackney Wick – 2 mins



Stratford – 16 mins



Homerton – 20 mins



AREA

The property is situated on Wallis Road in the heart of Hackney Wick and is just a stone throw from Hackney Wick Overground Station.

The premises is amongst Hackney Wick's leading occupiers and is surrounded by an eclectic mix of various eateries, retailers, bars, gyms and other leisure operators.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor Rear	1,200	Available	£25	£11	£6.71	£4,271

**Please note, utilities are included within the service charge*

LEASE

Available by way of sublease or assignment. A new lease may also be negotiable.

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

VIEWINGS VIA SOLE AGENTS

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