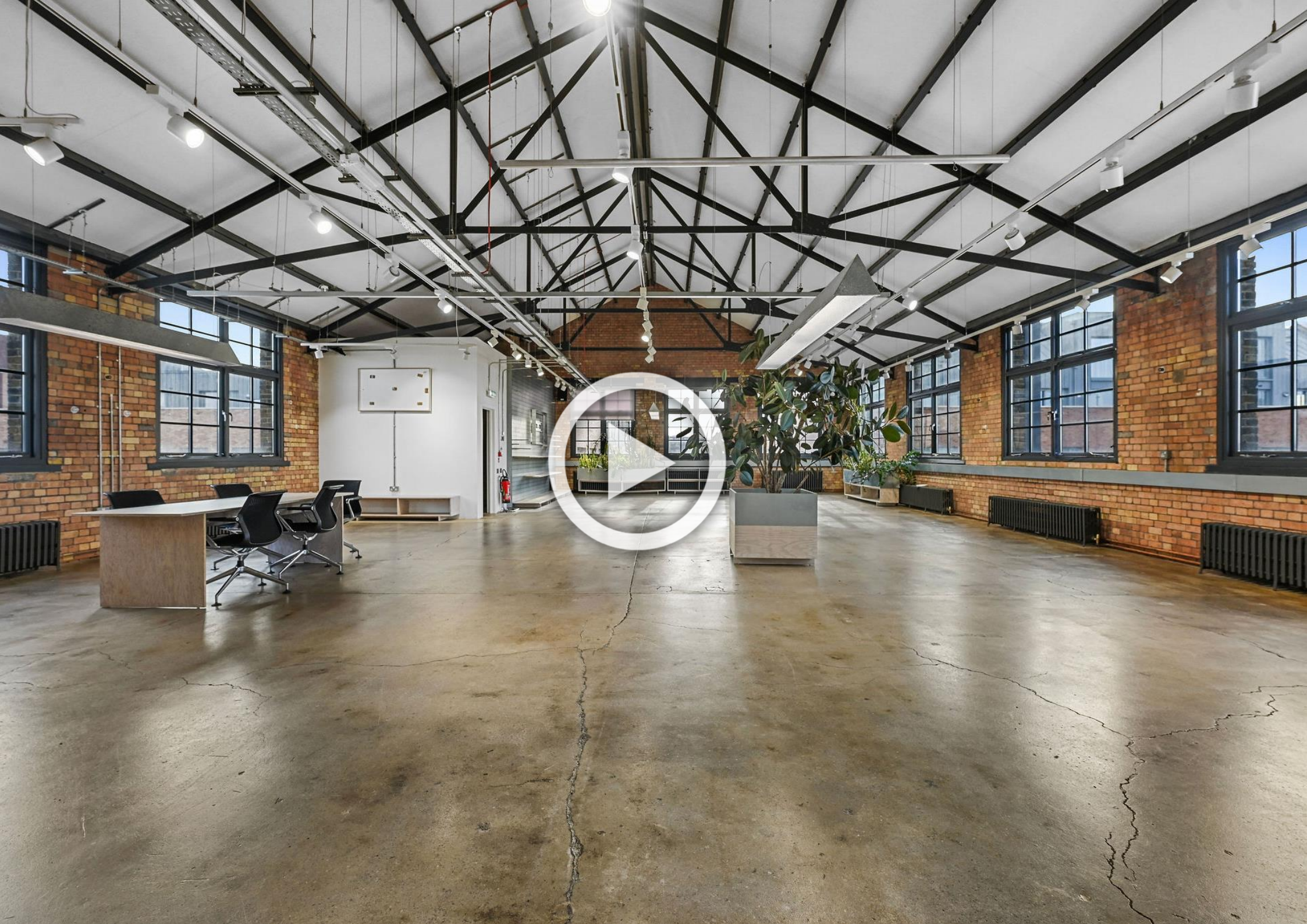


99 WALLIS ROAD, E9

1,850 - 1,979 SQ FT
AUTHENTIC WAREHOUSE OFFICES FOR RENT
HACKNEY WICK, E9





DESCRIPTION

These truly unique spaces offer open plan accommodation, each floor has excellent natural light, some with floor to ceiling height in excess of 3m, 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



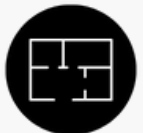
DDA
COMPLIANT



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)
2 nd Floor Front	1,850	Available	£18.50	£9.50	£11.50	£6,089
3 rd Floor	1,979	Available	£18.50	£9.50	£11.50	£6,514

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

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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