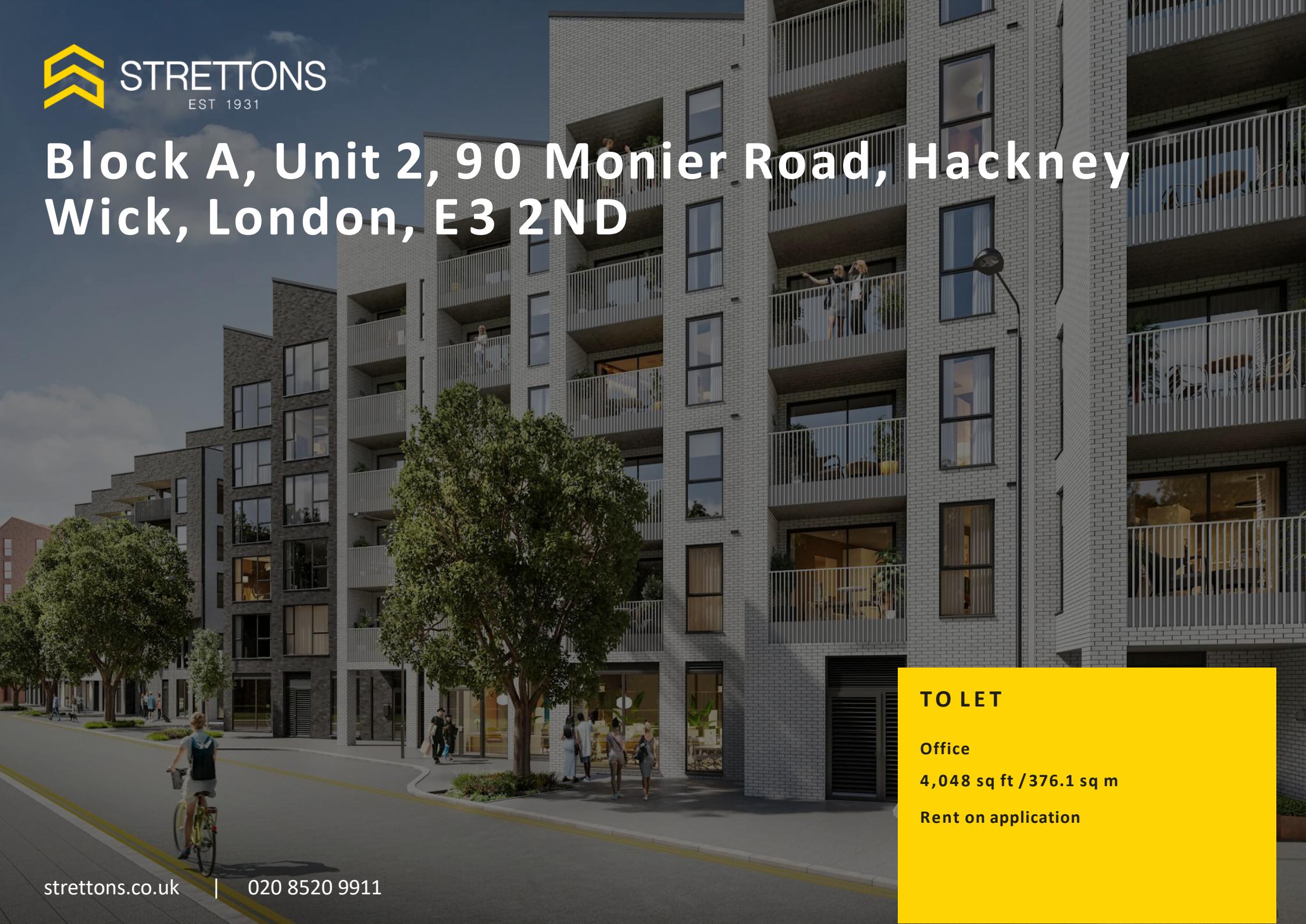


Block A, Unit 2, 90 Monier Road, Hackney Wick, London, E3 2ND



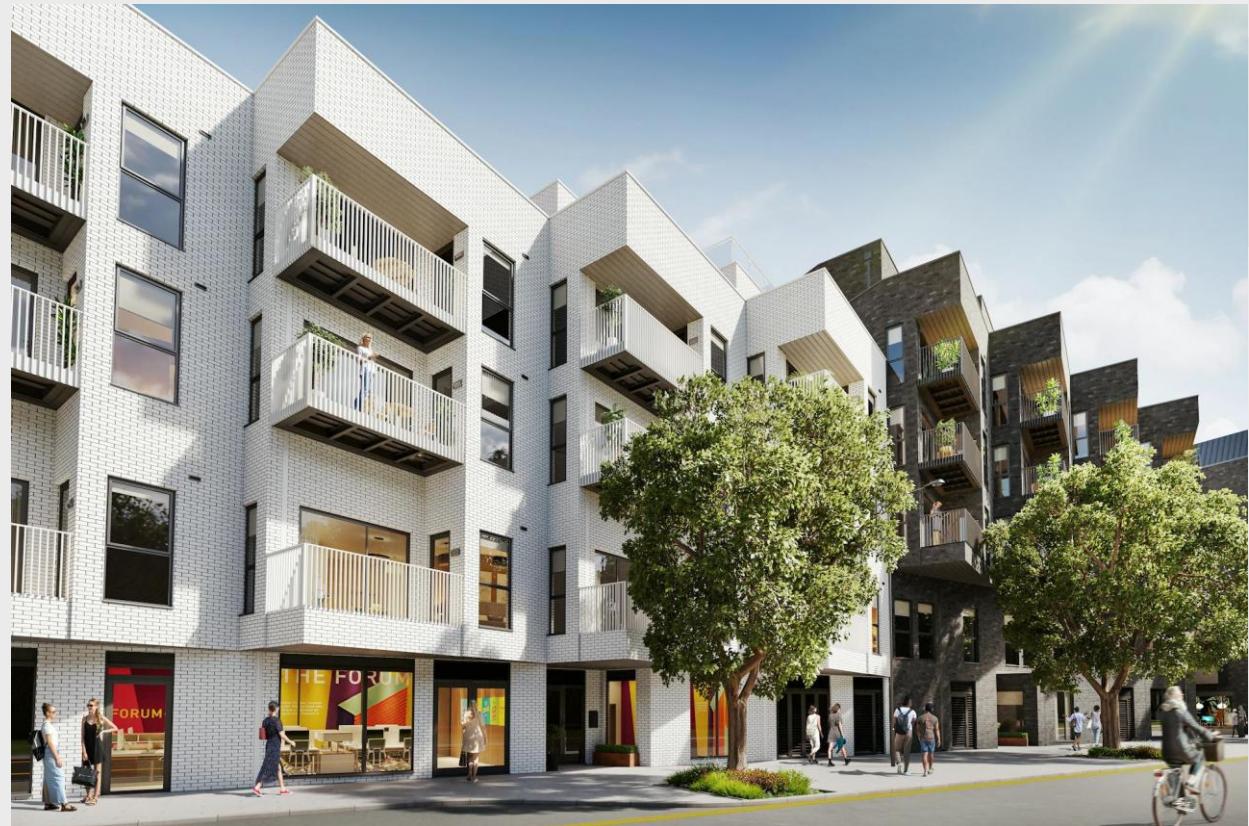
TO LET

Office

4,048 sq ft / 376.1 sq m

Rent on application

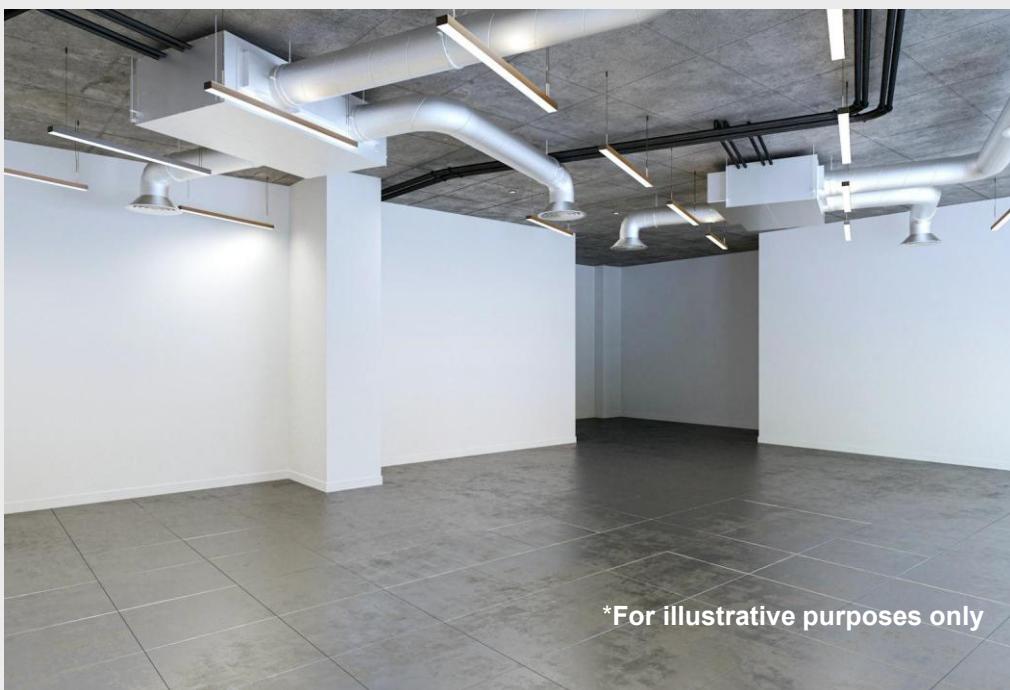
**Designated
affordable unit,
subject to occupier
criteria provisions.
For
office/workspace
led use.**



- Affordable rent fixed under planning S106
- Subject to meeting affordable occupier criteria
- Prominent ground floor frontage
- Ceiling heights in excess of 3m throughout
- Dedicated commercial shower and cycle storage amenities
- Block A handover expected Q4 2025
- A 10-minute walk to Hackney Wick and 20 minutes to Stratford & International station connections



*For illustrative purposes only



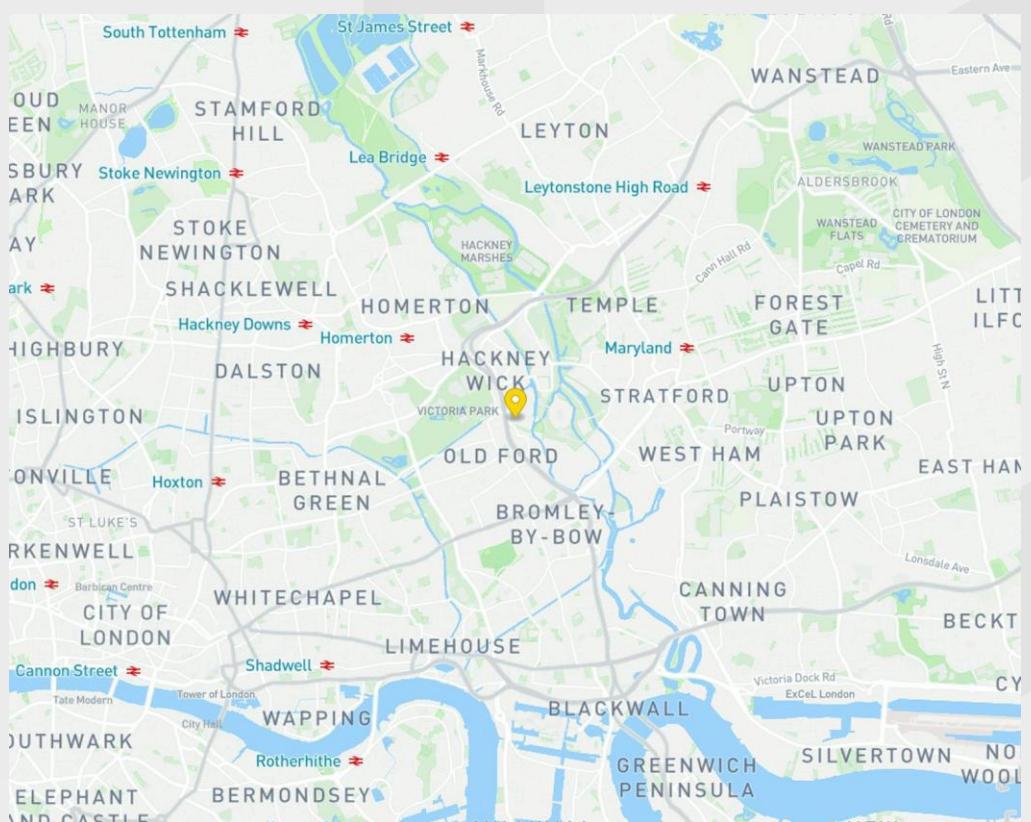
*For illustrative purposes only

Description

The surrounding area has seen a completed regeneration from former industrial buildings to a mix of new commercial and housing. The surrounding commercial space is home to creative industry, designers and makers with occupiers including The Trampery, Main Yard Studios & Artistic Spaces, as well as social spaces such as Crate Brewery, Howling Hops Tank Bar & Colour Factory. Surrounding development includes the construction of over 1,000 new homes as well as improvements in connectivity to Hackney Wick station.

Location

Monier Road is the central concourse of the Fish Island area, to the south of Hackney Wick station. Adjacent to Queen Elizabeth II Olympic Park, Olympic Stadium and Westfield Stratford City and within 20 minutes walk of Stratford International offering a plethora connecting tube and rail services across London and beyond. Hackney Wick station is also within 10 min walk, providing Overground connections. For servicing there are convenient road links to the A12, A13, A2 and A406 North Circular Road as well as the M11 and M25.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Service charge	Availability
Ground - Block A Unit 02	4,048	376.07	-	On Application	Available
Total	4,048	376.07			

Tenure

New Lease

On Application

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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[Further Information](#)

[Floor Plans](#)

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