

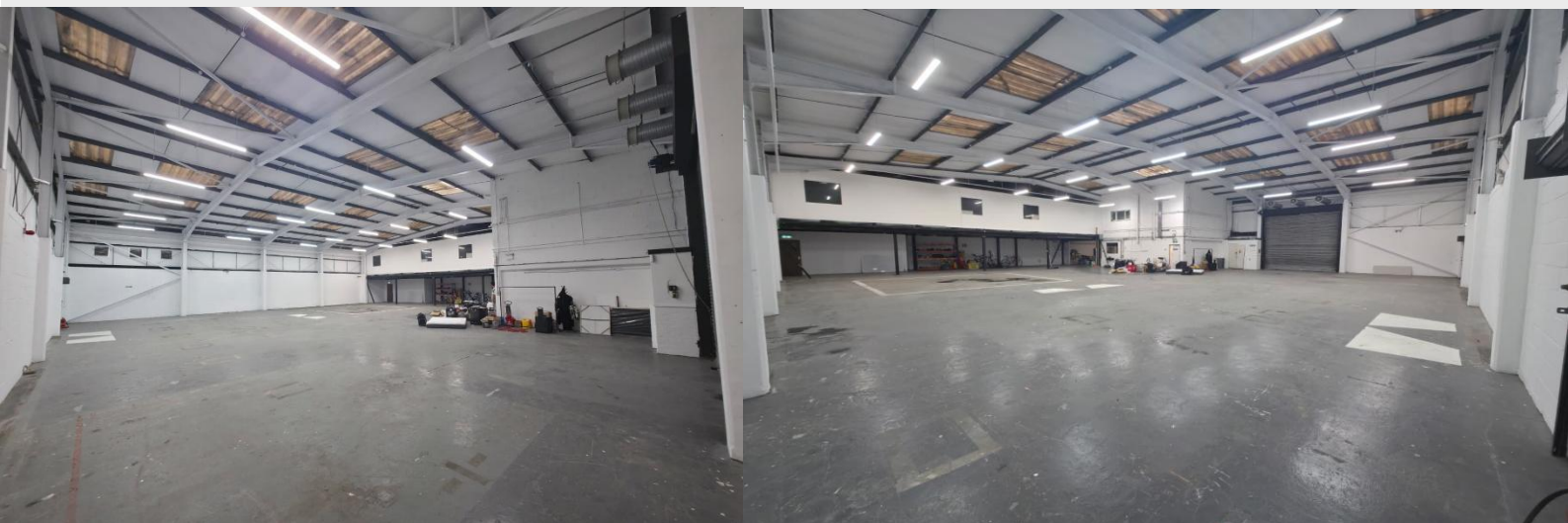


TO LET

22 Rothbury Road, London, E9 5HA

7,473 sq ft

Industrial/Warehouse (other uses considered)



22 Rothbury Road, London, E9 5HA

Description

Unit B comprises a self-contained industrial premises arranged over ground and first floors. The building benefits from a full-height loading door to the front elevation and a secure private yard providing parking for up to eight vehicles.

Security features include roller shutters to all external doors, security grilles to windows, and an existing alarm and CCTV system. Internally, the property includes fitted office accommodation with air conditioning.

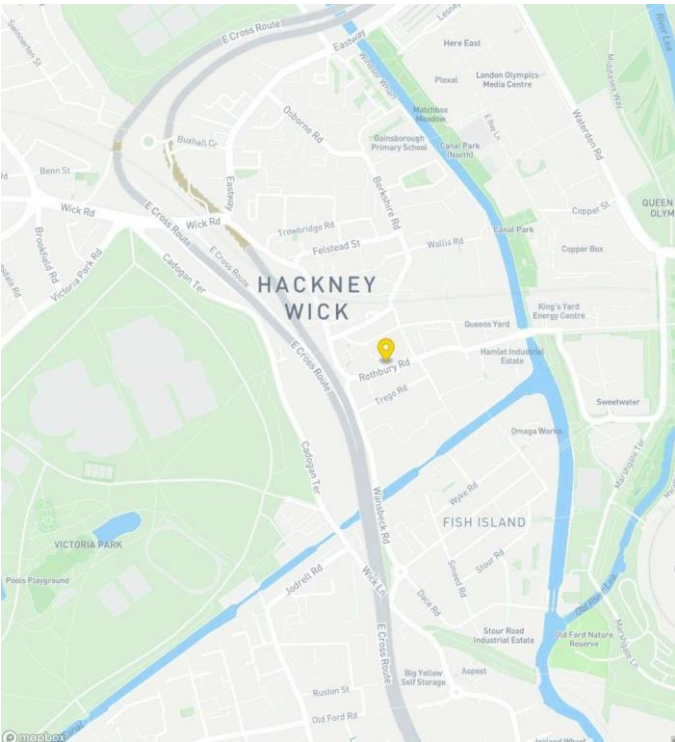
- Loading door
- 3 phase power
- Alarm and CCTV
- Fitted offices with air conditioning
- Parking for up to 8 cars
- Eaves height of 19ft

Location

The property is prominently located between Rothbury Road, Trego Road and Hepscott Road in the heart of Hackney Wick. It benefits from excellent transport links, being within a short walking distance of Hackney Wick Station (London Overground), providing direct connections to Stratford and Highbury & Islington. The location also offers convenient access to key arterial routes, including the A12, A13, A10 and the A406 North Circular, ensuring strong connectivity across London and beyond.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	6,680	620.59
1st - Office	793	73.67
Mezzanine	1,184	110
TOTAL	7,473	804.26



Terms	To Let
Rent	£149,500 p.a.
EPC	C
Rateable Value	£101,000
VAT	On application

Contacts

Harry Robins
0208 509 4426 | 07866 075 899
harry.robins@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.