

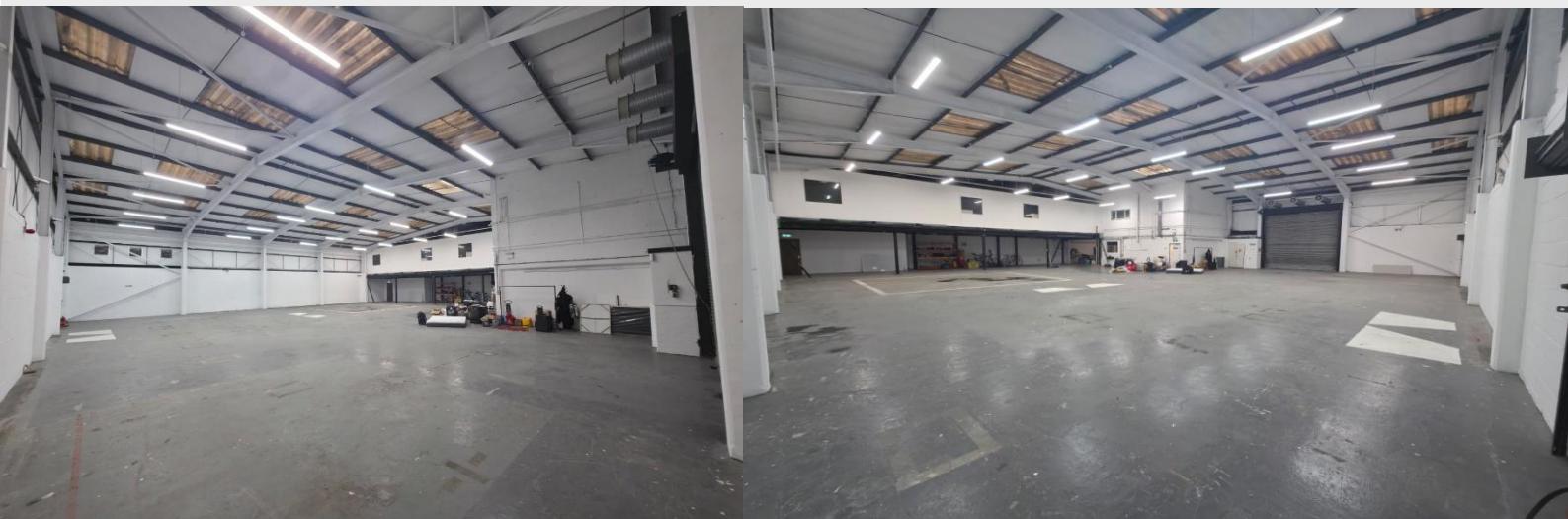


# TO LET

**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.

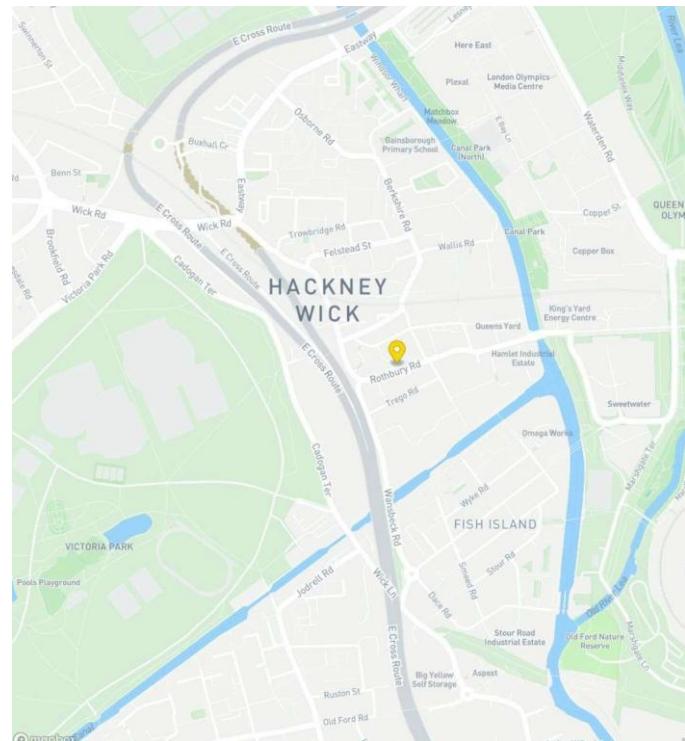
- Loading door
- 3 phase power
- Alarm and CCTV
- Fitted offices with air conditioning
- Parking for up to 8 cars
- Eaves height of 19ft

## 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           |
| <b>TOTAL</b>       | <b>7,473</b> | <b>804.26</b> |



## Terms

## To Let

### Rent

**£149,500 p.a.**

### EPC

**C**

### Rateable Value

**£101,000**

### VAT

**On application**

## Contacts

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