

STONEMASON YARD HEPSCOTT ROAD, E9

4,138 SQ. FT.
DUPLEX COMMERCIAL SPACE FOR RENT
HACKNEY WICK, E9





DESCRIPTION

A rare opportunity to secure a self-contained duplex commercial unit in the heart of Hackney Wick. Arranged across the ground and first floors, the space offers an abundance of natural light, generous ceiling heights and a flexible layout suitable for a wide range of occupiers.

Positioned just moments from Hackney Wick Overground Station, the building enjoys excellent connectivity to Stratford, the City and wider East London.

AMENITIES



RAISED ACCESS FLOORS



AIR CONDITIONING



GREAT CEILING HEIGHTS



GOOD FOOTFALL



SELF-CONTAINED



EXCELLENT NATURAL LIGHT



7 DAY TRADE



NEWLY REFURBISHED



E CLASS USE

GROUND FLOOR DUPLEX UNIT MOMENTS FROM HACKNEY WICK STATION





TRANSPORT

Hackney Wick – 2 mins



Stratford – 16 mins



Homerton – 20 mins



AREA

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

The premises are amongst Hackney Wick's leading occupiers and is surrounded by an eclectic mix of various restaurants, coffee shops, restaurants, galleries, bars, gyms and other leisure operators.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL
Ground Floor	2,129	-	-	-	-	-
First Floor	2,009	-	-	-	-	-
Total	4,138	Available	£29.50	14.26	£3.00	£16,124

LEASE

New Lease direct from the Landlord

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.

*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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