

# Lumen, Beachy Road, Fish Island, Hackney Wick, London, E3 2PL

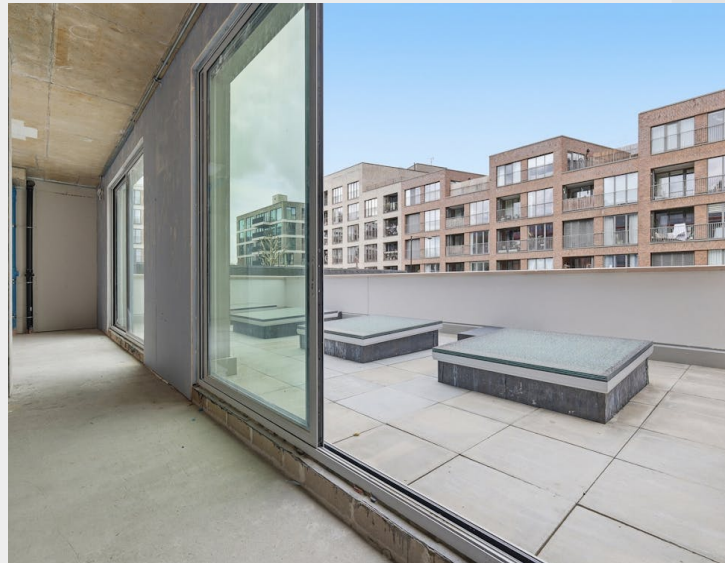
**FOR SALE**

Office / Workshops

7,900 sq ft / 733.9 sq m

Offers in excess of £1,850,000

# Self-contained commercial building, offering three floors of commercial accommodation moments from Hackney Wick



- Excellent natural light through expansive glazing
- Private first floor terrace
- High ceilings of up to 3.35 m
- Open plan interiors
- Shell and core delivery with the benefit of a commercial lift installed
- Dedicated store for 10 bicycles

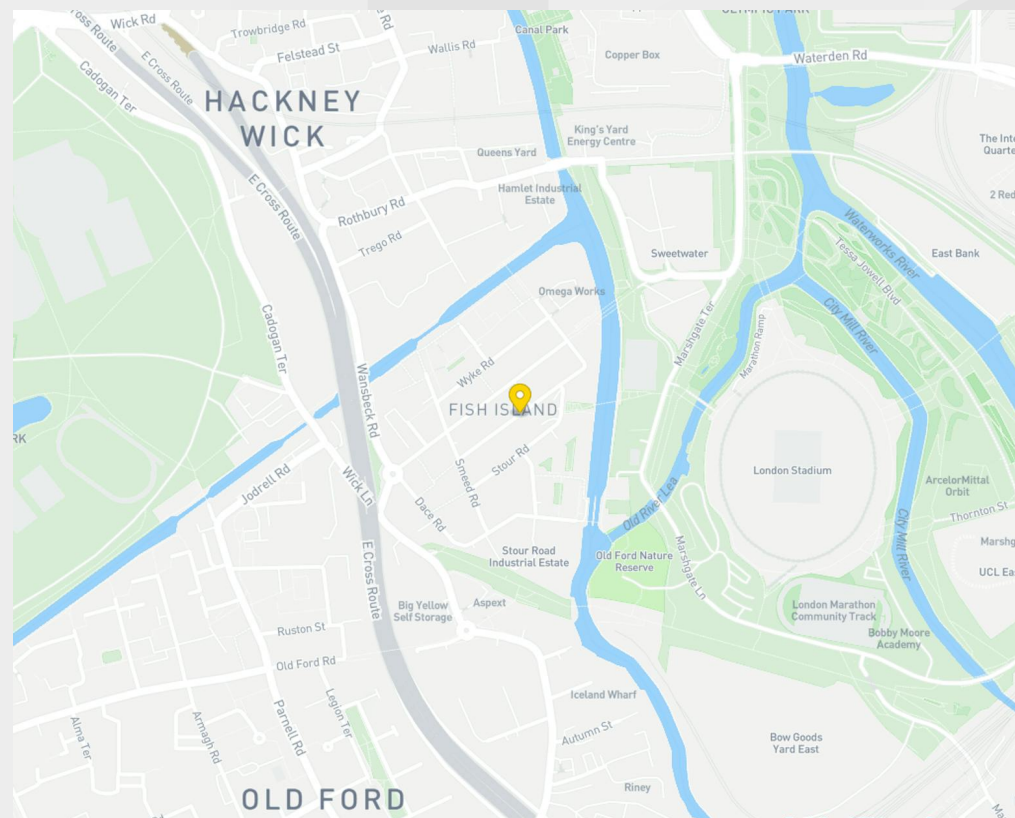


## Description

The commercial space has been designed to stand apart, delivered in a condition close to Cat A to make moving in smoother and simpler. With key features such as fire-safe external walls, stainless steel handrails, a commercial lift, sprinkler system design, insulation works, pre-installed basement sewage pump, and dedicated service routes, they're ready for businesses to put their stamp on from day one.

## Location

Lumen offers superb transport links that make getting around London effortless. The building is situated within 10 minutes' walk of Hackney Wick Station (Overground Line) providing direct access into Shoreditch whilst Stratford Station, located less than 1.5 miles to the east provides great links to The City (Central Line, DLR, TFL Rail and Greater Anglia).



## Accommodation / Availability

Unit	Sq ft	Sq m	Price	Availability
Basement	2,740	254.55	-	Available
Ground	2,580	239.69	-	Available
1st	2,580	239.69	-	Available
Unit	7,900	733.93	£1,850,000	Available

### Tenure

Long Leasehold

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted. Shell and Core

### Contacts

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#### Further Information

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