

**99 WALLIS  
ROAD, E9**

**1,200 - 6,879 SQ FT**

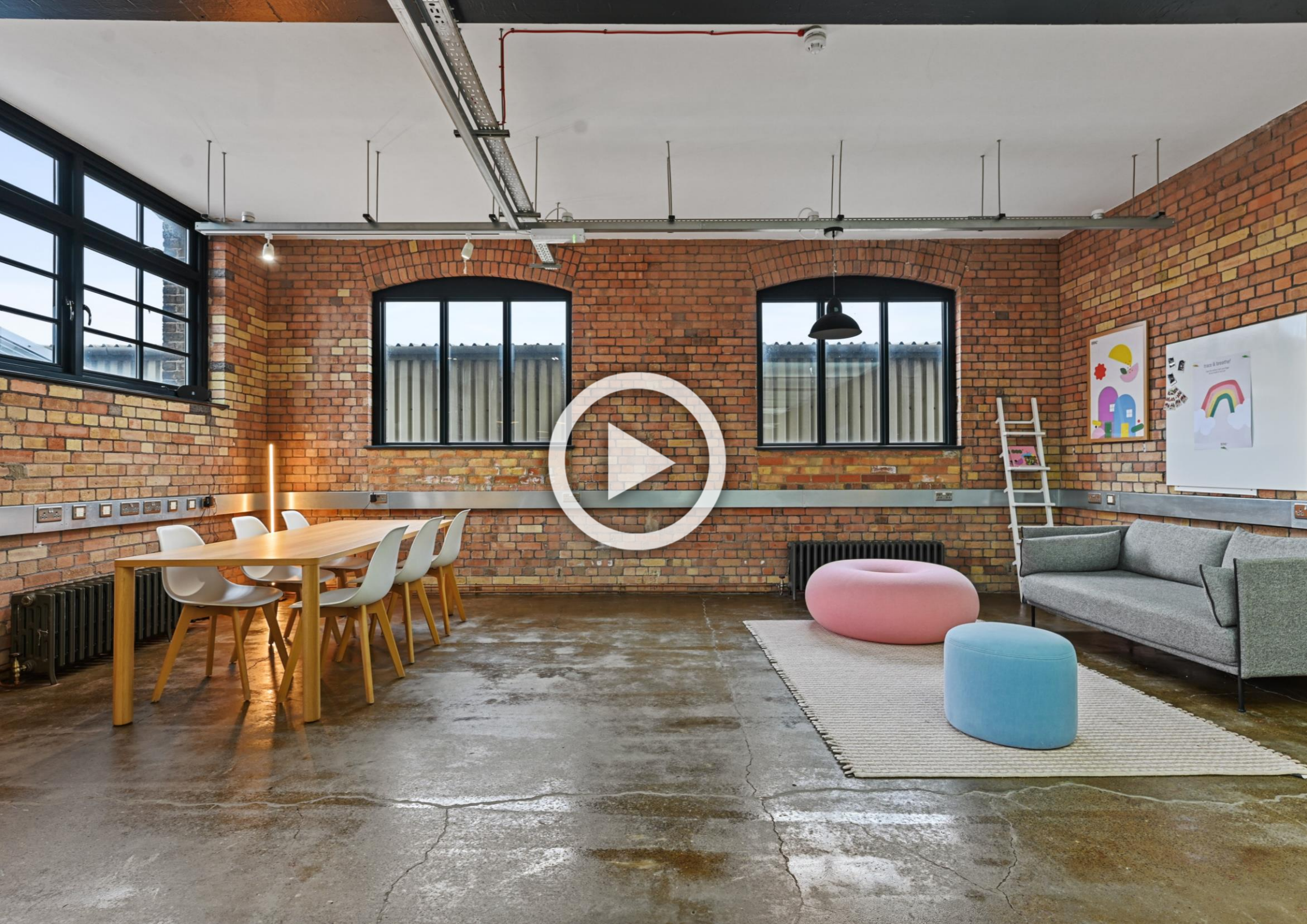
**AUTHENTIC WAREHOUSE OFFICES FOR RENT**

**HACKNEY WICK, E9**



OFFICE & COMMERCIAL SPACES  
**TO LET**





## DESCRIPTION

These truly unique spaces offer open plan accommodation, with original concrete floors, exposed brickwork and steel beams.

The building offers a large lift, communal WC's and is situated in a thriving productivity hub making it of particular interest to creative, design and fashion occupiers.

## AMENITIES



24 HOUR ACCESS



FULLY FITTED



SHOWERS



MEETING ROOMS



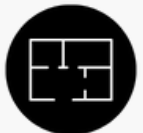
DDA  
COMPLIANT



EXCELLENT  
NATURAL LIGHT



EXPOSED  
BRICKWORK



OPEN PLAN



GREAT CEILING  
HEIGHTS

## AUTHENTIC WAREHOUSE STYLE OFFICES





### TRANSPORT

Hackney Wick – 2 mins



Stratford – 16 mins



Homerton – 20 mins



### AREA

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

The premises is amongst Hackney Wick's leading occupiers and is surrounded by an eclectic mix of various eateries, retailers, bars, gyms and other leisure operators.

### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor Rear	1,200	Available	£35	£11	£6.71	£5,271

### LEASE

Available by way of sublease or assignment. A new lease may also be negotiable.

### 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.

### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA SOLE AGENTS

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