



STRETTONS

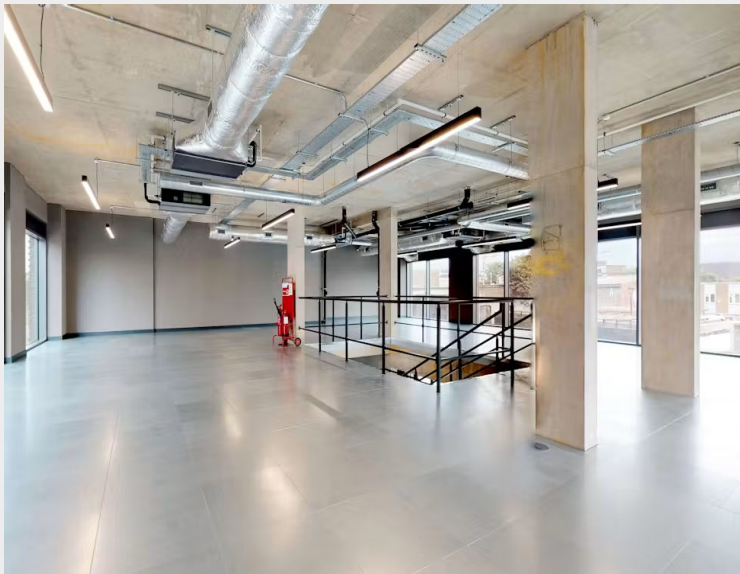
Stonemasons Yard, Hepscott Road, Hackney Wick, London, E9 5HB

Leisure, Office, Restaurant, Retail To Let | £29.50 per sq ft | 4,138 sq ft

Self-contained duplex commercial space in prime Hackney Wick, suitable for a range of uses

020 8520 9911
www.strettons.co.uk

Self-contained duplex commercial space in prime Hackney Wick, suitable for a range of uses



- Raised access floors
- Air conditioning
- Great ceiling heights
- Good footfall
- Self-contained
- Excellent natural light
- 7 day trade
- Newly refurbished
- E Class use

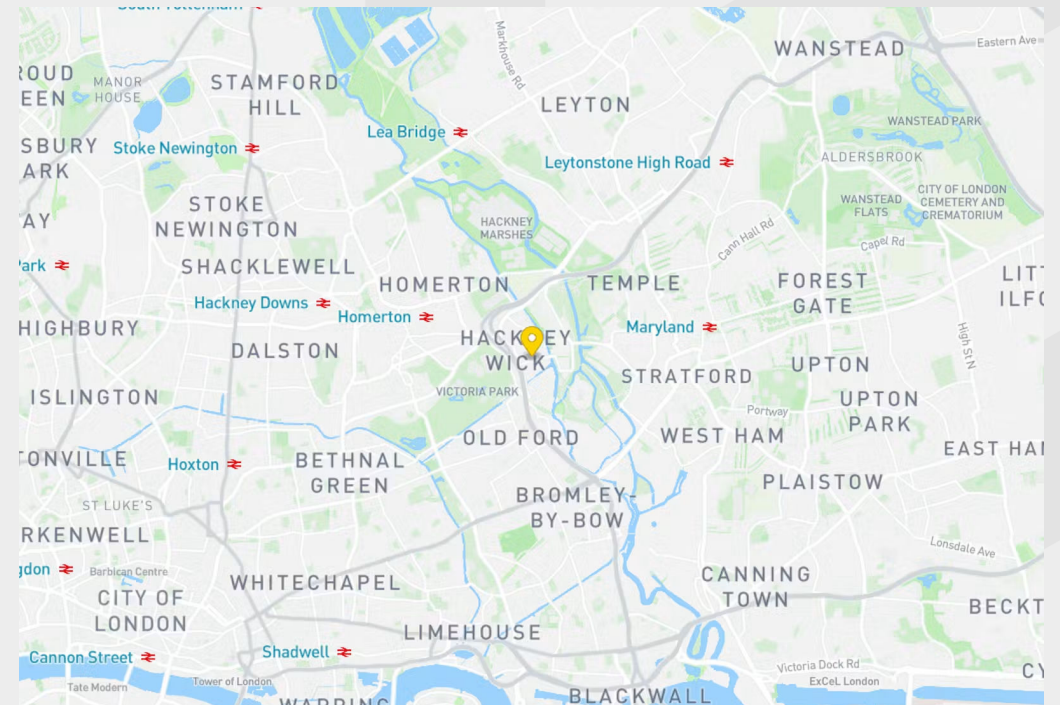
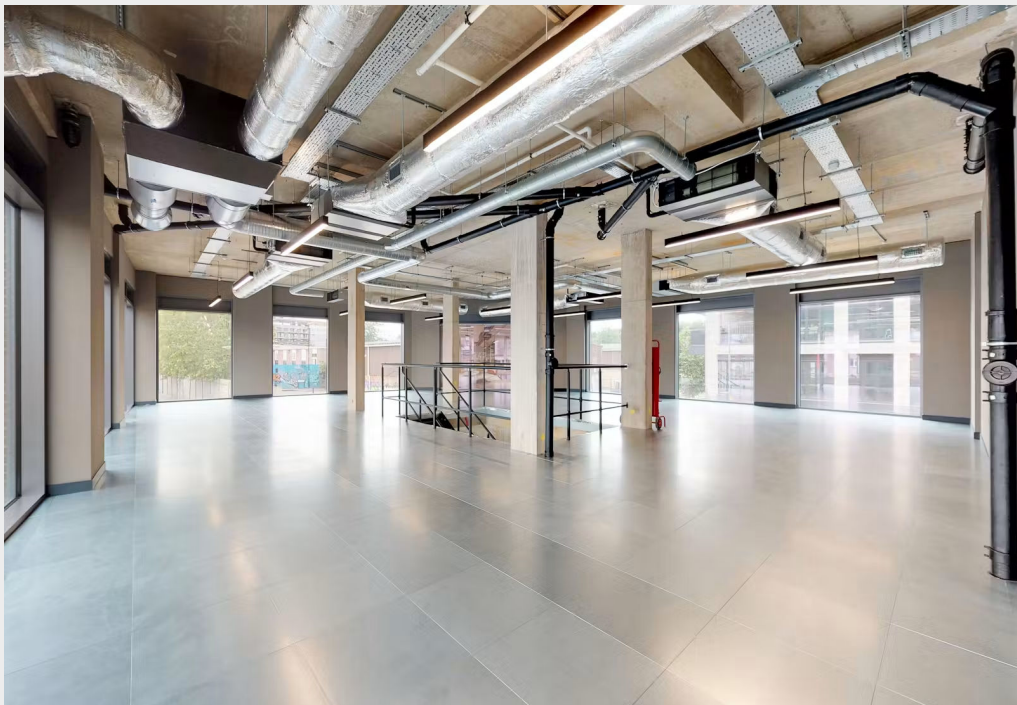


Description

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.

Location

The property is located on Hepscott Road in the heart of Hackney Wick, just a stone's throw from Hackney Wick Overground Station. Surrounded by many of Hackney Wick's most established occupiers, the premises benefit from a vibrant and creative neighbourhood, with an eclectic mix of independent cafés, restaurants, bars, galleries, gyms, and other leisure operators all within easy walking distance. Positioned just moments from Hackney Wick Overground Station, the property offers excellent connectivity to Stratford, the City, and the wider East London area, making it an attractive location for a wide range of businesses.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,129	197.79	-	-	-	Available
1st	2,009	186.64	-	-	-	Available
Unit - Total	4,138	384.43	£29.50	£14.26	£3.00	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Not Fitted

Contacts

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk



Further Information

Floor Plans

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. Generated on 16/07/2026