

**99 WALLIS
ROAD, E9**

1,850 - 1,979 SQ FT
AUTHENTIC WAREHOUSE OFFICES FOR RENT
HACKNEY WICK, E9



TO LET
OFFICE & COMMERCIAL SPACES





DESCRIPTION

These truly unique spaces offer open plan accommodation, each floor has excellent natural light, some with floor to ceiling height in excess of 3m, 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



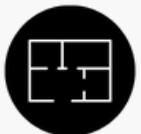
DDA COMPLIANT



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

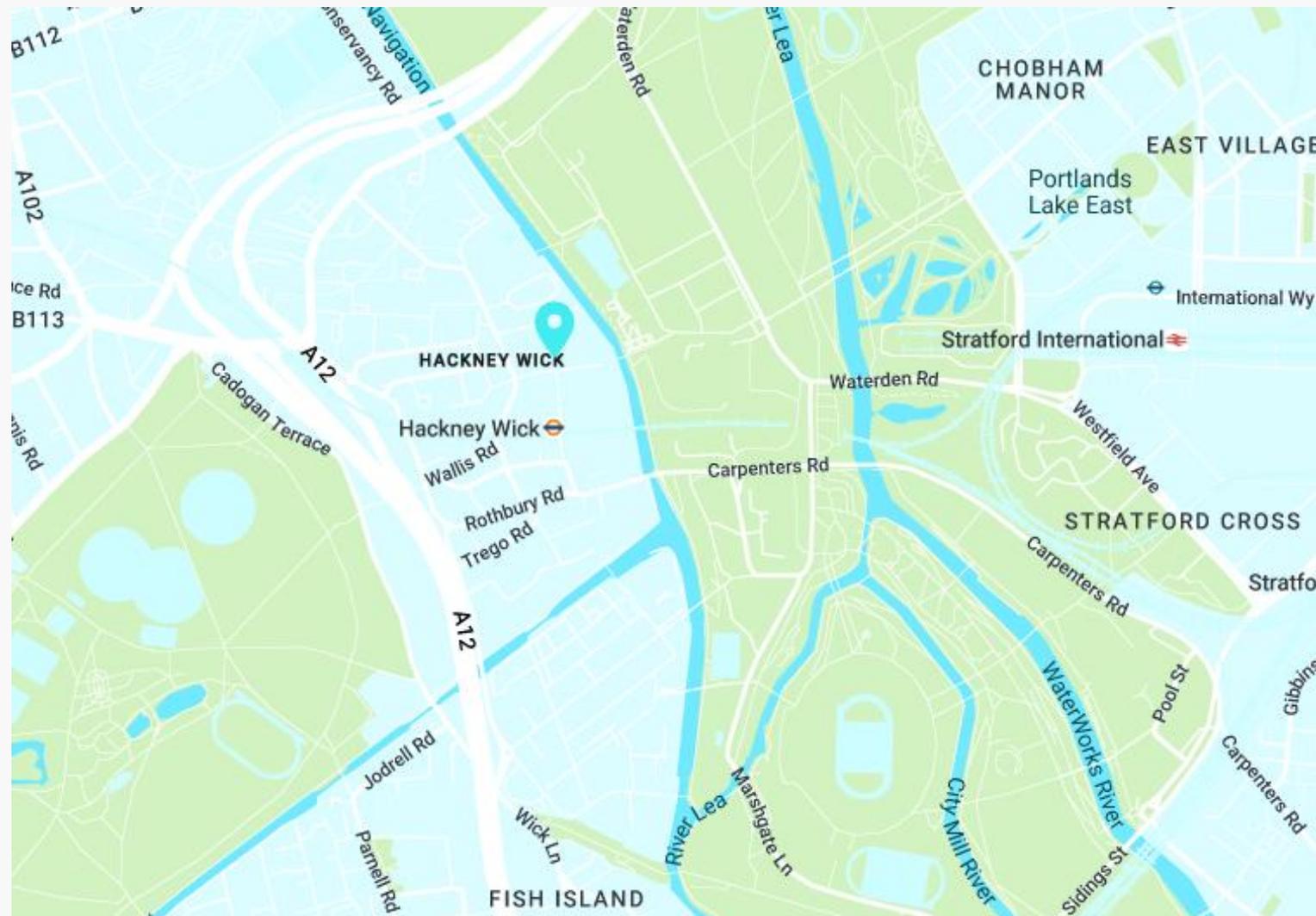


AREA

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)
2 nd Floor Front	1,850	Available	£18.50	£9.50	£11.50	£6,089
3 rd Floor	1,979	Under Offer	£18.50	£9.50	£11.50	£6,514

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

VIEWINGS VIA SOLE AGENTS

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