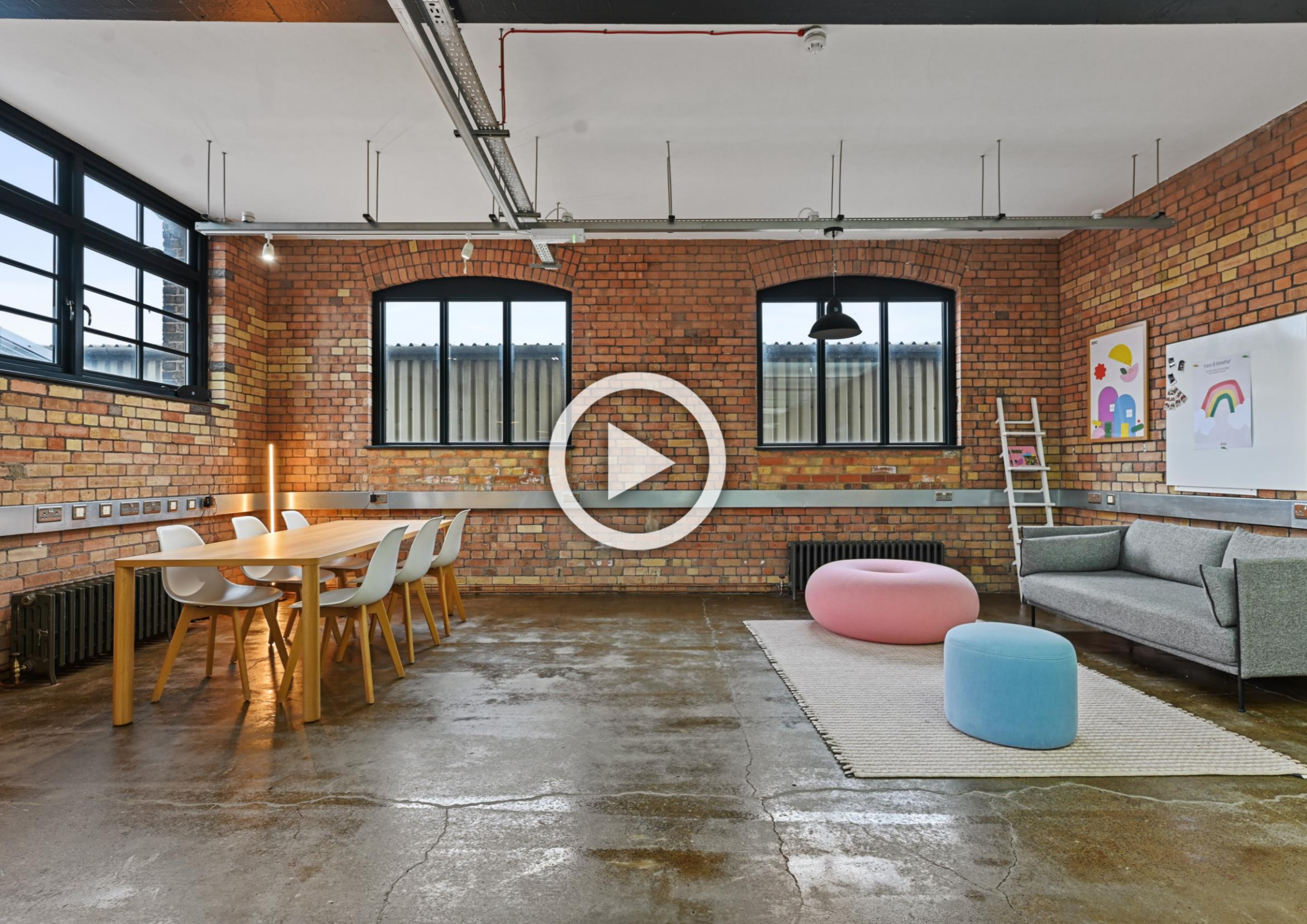
BELCOR

99 WALLIS ROAD, E9

1,200 SQ FT
AUTHENTIC WAREHOUSE OFFICES FOR RENT
HACKNEY WICK, E9

TO LET



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E9

DESCRIPTION

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

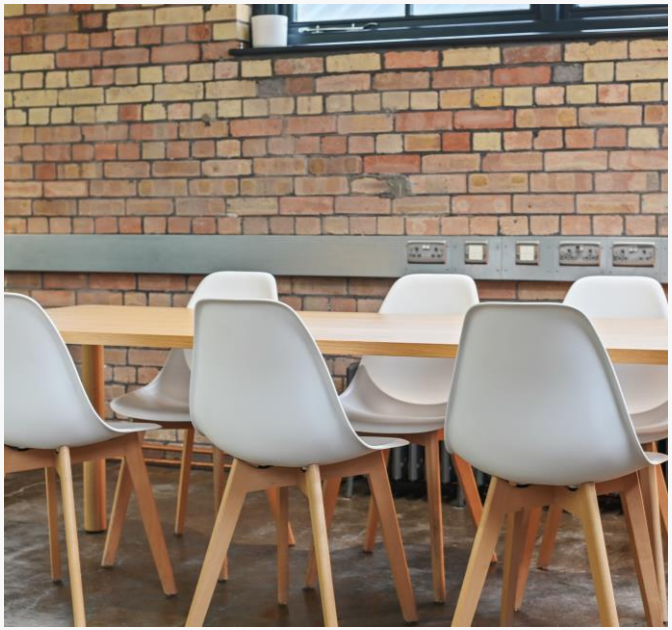
The building offers a large lift, communal WC's and is situated in a thriving productivity hub making it of particular interest to creative, design and fashion occupiers.

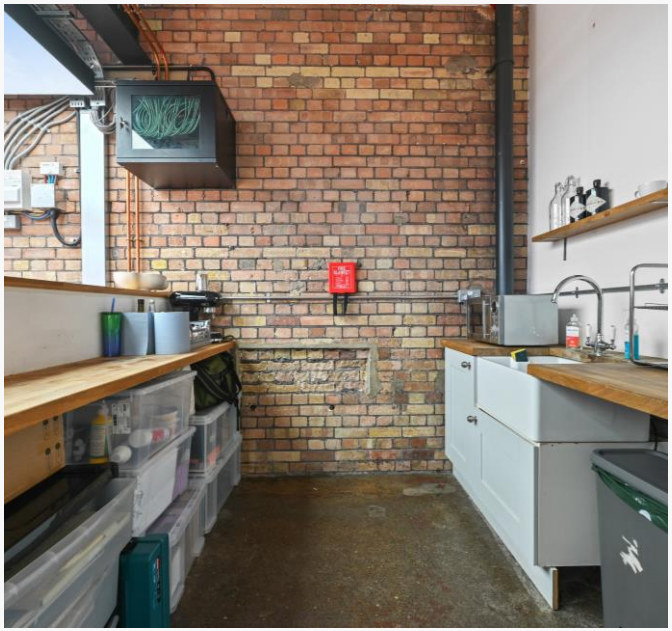
AMENITIES

- 24 HOUR ACCESS
- FULLY FITTED
- SHOWERS
- MEETING ROOMS
- DDA COMPLIANT
- EXCELLENT NATURAL LIGHT
- EXPOSED BRICKWORK
- OPEN PLAN
- GREAT CEILING HEIGHTS

AUTHENTIC WAREHOUSE STYLE OFFICES

me
trace & breathe!
me





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TRANSPORT

Hackney Wick – 2 mins

Stratford – 16 mins

Homerton – 20 mins

LOCATION

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.

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AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1st Floor Rear	1,200	Available	£20	£11	£6.71	£3,771

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

*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.

BELCOR

VIEWINGS VIA SOLE AGENTS

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