

13 ROTHBURY
ROAD, E9

3,195 - 6,321 SQ. FT
FULLY FITTED CREATIVE WORKSPACE FOR SALE
HACKNEY WICK, E9



**Controlled
ZONE**



Mon - Sat
8:30 am - 7:30 pm
Event days only
Sun
8:30 am - 7:30 pm
Next event
27th Oct 2024

VKE

VKE



PIRATE.COM

If you were to create a
pirate character for
our office, what
would it be like?

What kind of
pirate ship
would you want
to sail on?

DESCRIPTION

Offered for sale – the top two floors of an attractive office building in the heart of Hackney Wick. The floors can be sold together or separately.

Both floors benefit from an abundance of natural light coming from the floor to ceiling windows on both elevations of the building, the floors are both fully fitted and ready to occupy with meeting rooms, kitchens and are fully DDA compliant.

AMENITIES



RAISED ACCESS FLOORS



FULLY FITTED



SHOWERS



MEETING ROOMS



DDA COMPLIANT



EXCELLENT NATURAL LIGHT



AIR CONDITIONING



LIFT



GREAT CEILING HEIGHTS

CREATIVE STUDIO IN HACKNEY WICK





TRANSPORT

Hackney Wick – 2 mins



Stratford – 16 mins



Homerton – 20 mins



AREA

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

The premises are amongst Hackney Wick's leading occupiers and is surrounded by an eclectic mix of various restaurants, coffee shops, restaurants, galleries, bars, gyms and other leisure operators.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	PRICE	RATES (PSF)	SERVICE CHARGE (PSF)	VAT
3 rd Floor	3,195	Available	£1,380,000	£14	£6.53	Applicable
4 th Floor	3,126	Available March 27	£1,380,000	£14	£6.53	Applicable

LEASE

The floors are available for sale either together or separately on a virtual freehold (999 year lease) basis

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.

VIEWINGS VIA SOLE AGENTS

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