

13 ROTHBURY ROAD, E9

3,195 SQ FT
CREATIVE WORKSPACE FOR RENT
HACKNEY WICK, E9





DESCRIPTION

Occupying the third floor, the space offers a creative studio benefitting from an abundance of natural light coming from the floor to ceiling windows on both elevations of the building. The space is fully fitted and ready to occupy with 3 meeting rooms, furniture and a large kitchen and socializing space.

Tenants benefit from access to communal courtyards as well as the onsite amenities including cafes and gyms.

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	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 rd Floor	3,195	Available	£25	£14.18	£8.86	£12,790

LEASE

A new lease direct from the landlord

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.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



JOE MEISEL MRICS
PARTNER
jm@belcor.london
07872 350 838



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254

020 7375 3444
www.belcor.london