

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

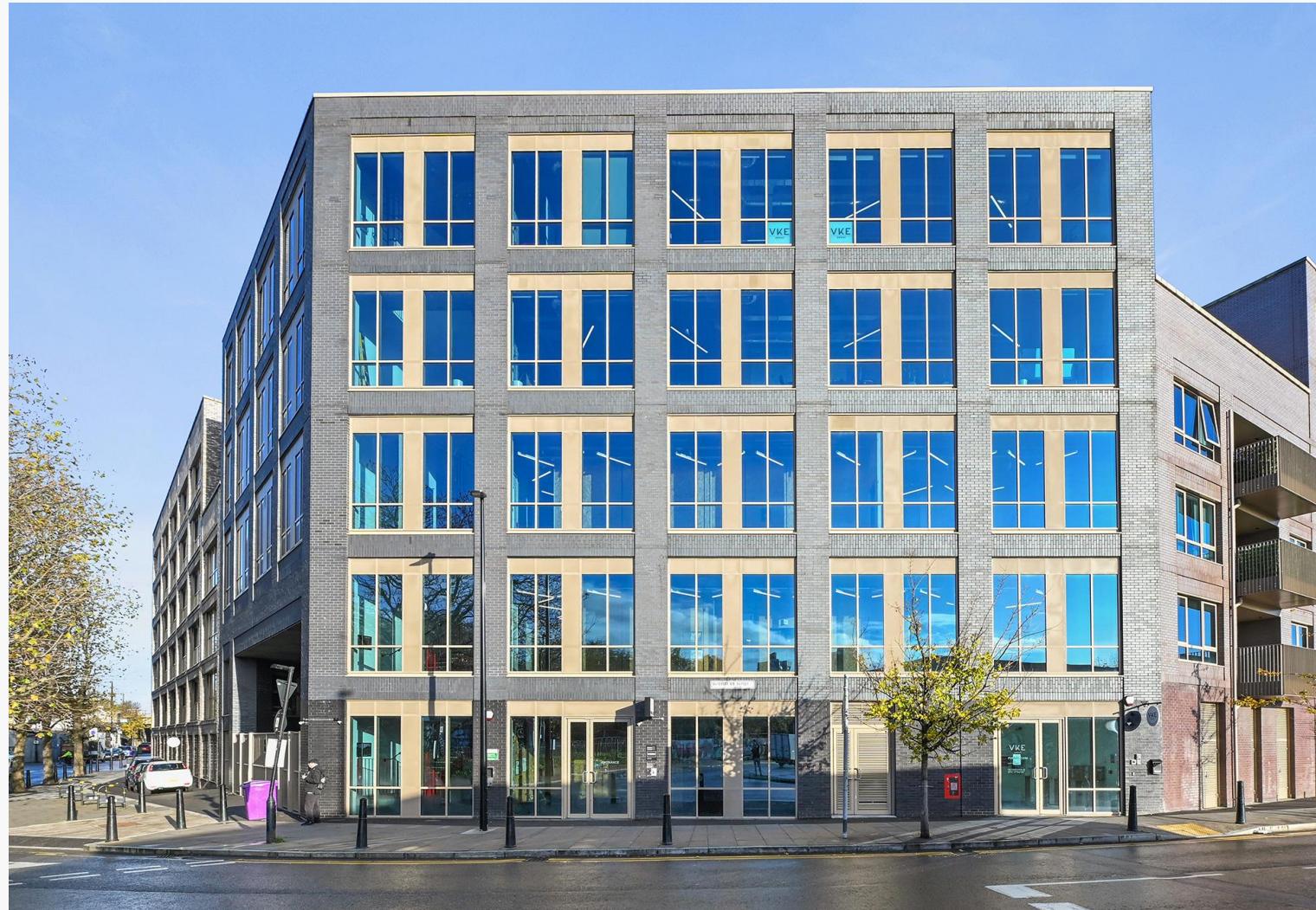


LIFT



GREAT CEILING HEIGHTS

CREATIVE STUDIO IN HACKNEY WICK





TRANSPORT

Hackney Wick – 2 mins



Stratford – 16 mins



Homerton – 20 mins

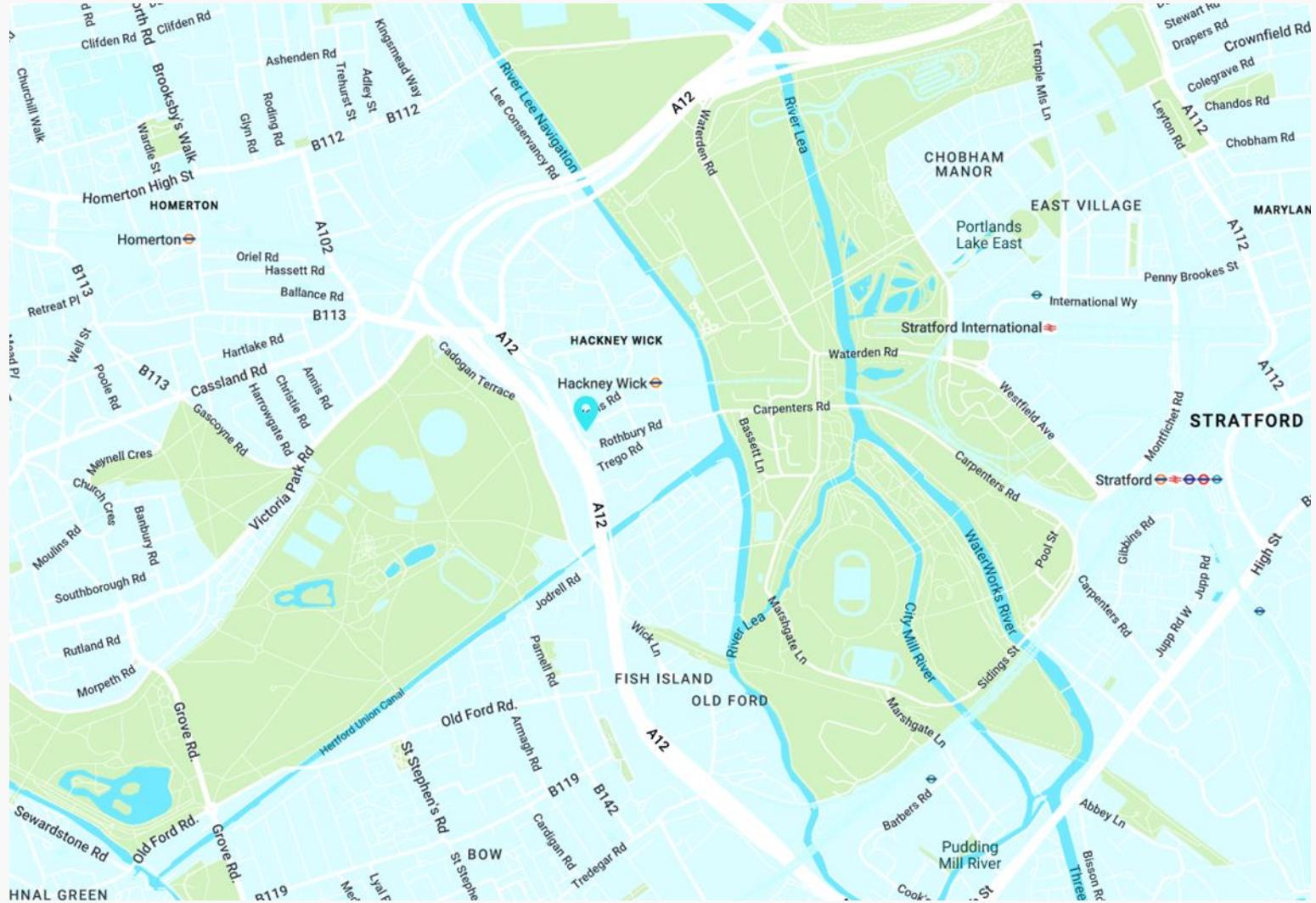


AREA

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

VIEWINGS VIA SOLE AGENTS

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