



Modern office overlooking River Lee

Unit C3 Matchmakers Wharf, Homerton Road, London, E9 5GP

A modern office overlooking Hackney Marshes and the River Lee
available to either rent or buy

- Air conditioning fitted within the property
- WC's and shower facility on site
- Parking available within the secure development
- Separate well fitted kitchen facility
- Modern office fitout with exposed ceilings

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Summary

Available Size	1,379 sq ft
Rent	£18,000 per annum
Rates Payable	£11,102.75 per annum We recommend the ingoing tenant or buyer make their own enquiries to the local authority
Rateable Value	£22,250
EPC Rating	D (85)

Description

The office is located within the Matchmakers Wharf development and has a modern glazed frontage onto a private pathway. Inside is well fitted with carpet throughout, AC and box lighting. A kitchen facility is available alongside separate WC's and a shower. Cabling is fitted throughout with a secure telecom's room. Parking is available.

Location

The property is located on the private pathway over looking the River Lee accessible from Homerton Road close to the junction with access onto the A12. Stratford, Hackney Wick and Homerton Stations are all within a mile radius providing links to the rest of London. There is plenty of open space to enjoy with Hackney Marshes and Mably Green only a few minutes walk away,

Accommodation

The accommodation comprises of the following

Name	Size
Ground	1,379 sq ft

Viewings

Available directly through the landlord's sole agent, Dobbin & Sullivan.

Legal Costs

Each party to bear their own legal costs in the transaction with the in going tenant or buyer to provide an undertaking on abortive costs should they withdraw from the transaction after having agreed terms.



Viewing & Further Information

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