



**STIRLING  
ACKROYD**

**TO LET**

**5 Hancock Road,  
London, E3 3DA**

**1,808 sq ft**

**Versatile creative studio  
available in trendy East  
London!**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



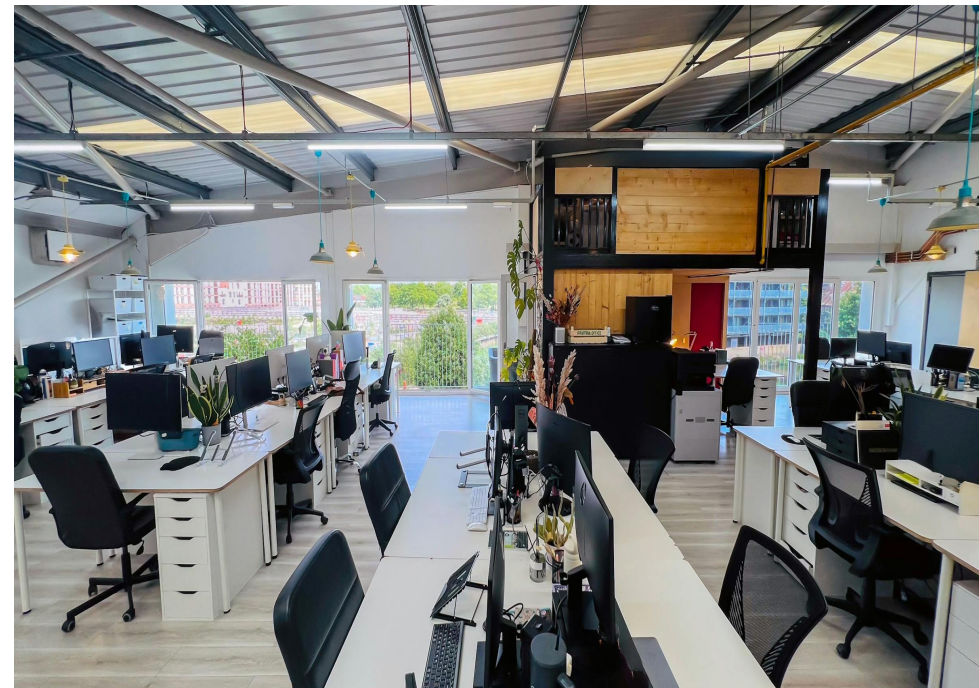


## Description

Looking for a versatile creative studio in East London? This space is based in a vibrant, community-focused building designed for creatives, entrepreneurs, artists and startups. With two types of customisable workspaces available this is the perfect spot to grow your projects and connect with like-minded people. Why choose this studio? It has bright and versatile space, a creative community atmosphere - network with other professionals, excellent East London location with great transport links, affordable rental terms, access to shared kitchen, breakout areas, and facilities

## Key points

- Site wide amenities
- Meeting room and pods
- Photography Studio, Coworking Area, Wellness Centre
- Communal lounge and resident events
- Access controlled entry system & CCTV
- Goods Lift
- General, recycling, and food waste disposal
- Post room





## Location

Located in East London, just off the A12 and between Stratford, Hackney Wick and Mile End, it offers convenient access to the City and other parts of London, while being part of an established creative area.

The site is well connected by public transport, with Bow Road station (District and Hammersmith & City lines) and Bow Church DLR both a 5 minute walk away. Mile End station (Central Line) is a 10-minute walk, and Stratford station - served by the tube, rail, DLR and Elizabeth line is 10 minutes away by bus or bike, with cycle routes and multiple bus routes nearby. Central London is just 15 minutes away and major transport hubs like Liverpool Street, Canary Wharf and Kings Cross can be reached in c.10 minutes.

## Transport Links



Bromley-by-Bow 0.2 Miles



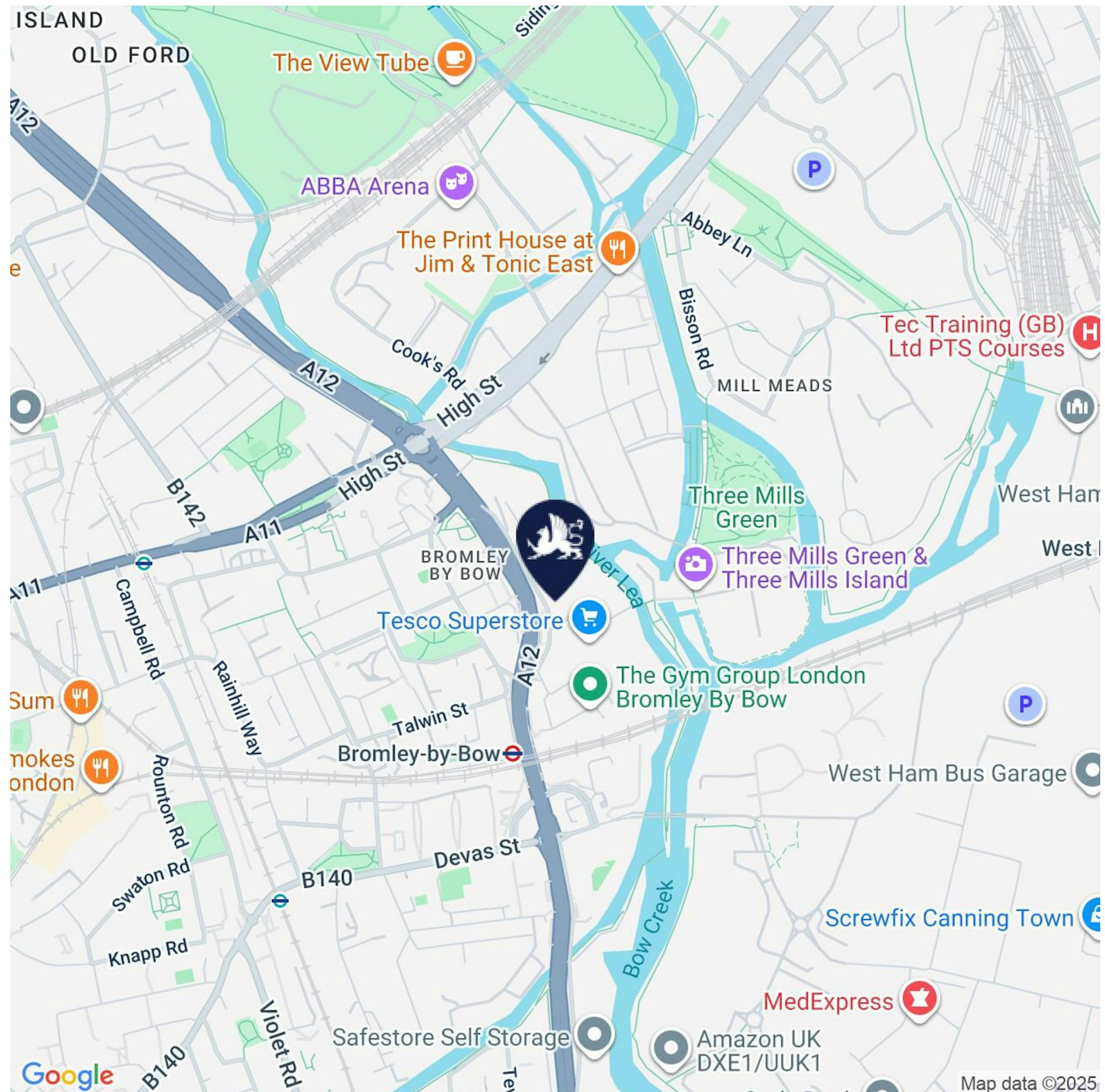
Bow Church 0.4 Miles



Devons Road 0.5 Miles



Pudding Mill Lane 0.5 Miles







## Accommodation

Name	sq ft	sq m	Availability
Suite - Office 5	1,808	167.97	Available

## Viewing & Further Information



**Alexandra Gathercole**  
020 3911 3675  
agathercole@stirlingackroyd.com

## Rents, Rates & Charges

Lease	New Lease
Rent	£3,348.14 per month
Rates	£1,341.06 per month
Service Charge	£334.81 per month
VAT	Applicable
EPC	On application

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