

New Media Style Floor to Let in Hackney Wick



68 Wallis Road, London E9

c.3,000 sq ft arranged over the new second floor

- Former prominent social club in the centre of Hackney Wick
- 2nd floor currently being constructed (completion June 2019) - CLT construction
- Fantastic views over Fish Island from the 150 sq ft enclosed terrace area
- Excellent natural light through large dormer windows on three elevations and three oversized roof lights
- Glass feature floor over lightwell
- LED lighting, perimeter trunking and comfort cooling
- Three wcs and a private shower
- 5 mins walk from the new Hackney Wick over-ground station
- Victoria Park, Queen Elizabeth Olympic Park, Stratford International and Westfield all within easy reach

Location

Hackney Wick is part of a vibrant area that forms a hub for creative industries of all types, and has the densest concentration of artists' studios in the UK.

10 Margaret Street – London – W1W 8RL – T: 020 3755 7640 – www.mallamlondon.com

Many of the old industrial buildings have been since been converted and now provide numerous bars, restaurants and music venues. In addition, there are a number of schemes under construction that will provide over 350 new residential units and approx. 120,000 sq ft of commercial / creative business space.

Description

The former social club is situated at the apex of Wallis Road, just moments from the new Hackney Wick overground station.

The new second floor is of CLT construction, so will provide an occupier something different to other offerings on the market.

The floor will benefit from excellent natural light, an internal terrace, private wcs and shower, LED lighting and comfort cooling.

Floor areas

The approximate floor area is 3,000 sq ft (subject to final measurement).

Lease

New lease direct for the Landlord for a term to be agreed.

Rent

On application.

Rates

All interested parties are advised to make their own enquiries.

EPC Rating

E - 103

Viewing - Through Nigel Wallnofer (07773 375 718) or Mike MacKeith (07831 361 722)