



## Fully Fitted & Managed Warehouse Style Office Space in Hackney Wick



**68 Wallis Road, London E9**

**2,989 sq ft arranged over the new second floor**

- Fully Fitted & Managed Office (see plan and photos overleaf)
- Cross Laminated Timber Construction
- Fantastic views over Fish Island from the 154 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 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.

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 which is fully fitted and ready to occupy benefits from excellent natural light, an internal terrace, private wcs and shower, LED lighting and comfort cooling.

## Floor areas

The approximate floor area is 2,989 sq ft with an internal terrace measuring 154 sq ft.

## Lease

New managed Lease direct for the Landlord for a term to be agreed.

## Managed Rent

£140.00psf.

**Viewings** - Through Ed Griffin (020 7898 3210), Nigel Wallnofer (07773 375 718) or Mike MacKeith (07831 361 722).

## Layout plan and photos

