HACKNEY WICK

99 WALLIS ROAD E9 5LN



WAREHOUSE STYLE OFFICES/SHOWROOMS SHORT-TERM/FLEXIBLE LEASES AVAILABLE RENT £18.50 PER SQ FT



SPECIFICATIONS

- In the heart of Hackney Wick
- High ceilings
- Lift access
- · Open plan/flexible space
- Bicycle storage
- Shower facilities
- 24-hour access
- Class E use

LOCATION

This standout converted warehouse built in 1910 sits in the heart of Hackney Wick, just a short walk from Hackney Wick Station on the Overground with quick links into Stratford and the City. The area is moving fast with a mix of cafes, bars and restaurants. The former warehouse has been thoughtfully refurbished to provide smart office and showroom space.

ACCOMMODATION

There are two office suites available which are open plan with great natural light, one floor with pitched ceilings over three metres, original concrete floors, exposed brick and steel beams. The building has a passenger lift, shared washrooms & showers and sits right in a lively creative hub.

2nd Floor 1,979 sq ft (183.86 sq m) 3rd Floor 1,850 sq ft (171.87 sq m)

LEASE

Available by way of subleases until 23 July 2027. Leases to be contracted outside the Landlord & Tenant Act 1954 Part II.

TIMING

Available immediately.

VAT

VAT is payable on rent and other property outgoings.

OCCUPATIONAL COSTS

Quoting rents are £18.50 per sq ft.The other property costs are set out below:

Floor	Area sq ft	Rent	SC Est	Rates Est	Total Occ Costs Est PA	Total Occ Costs Est PCM
2nd	1,979	£18.50	£11.50	£9.50	£78,171	£6,514
3rd	1,850	£18.50	£11.50	£9.50	£73,075	£6,090



VIEWING

Viewing are strictly by appointment via the sole retained agents:

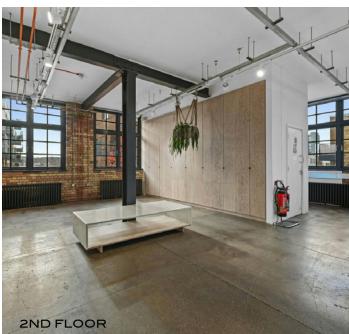
Nick Furlong	Oscar Payne	3rd Floor, 16 Ingestre Place
020 7183 0584	07584 472 702	London W1F0JJ
nf@bcretail.co.uk	op@bcretail.co.uk	www.bcretail.co.uk

Or via our joint agents Belcor 020 7375 3444











Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2025 SUBJECT TO CONTRACT