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# HACKNEY WICK

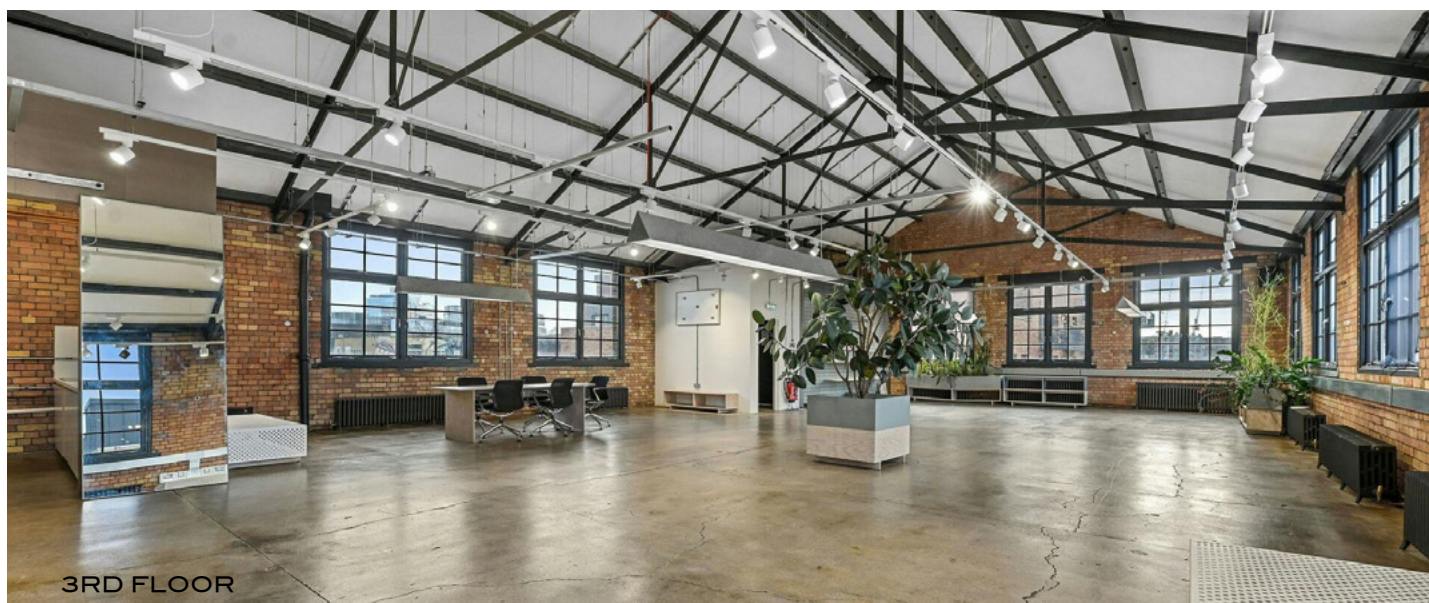
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99 WALLIS ROAD E9 5LN



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

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## 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.

## 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**  
020 7183 0584  
nf@bcetail.co.uk

**Oscar Payne**  
07584 472 702  
op@bcetail.co.uk

3rd Floor, 16 Ingestre Place  
London W1F 0JJ  
www.bcetail.co.uk

Or via our joint  
agents Belcor  
020 7375 3444

## 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.

