



TO LET

**Rubber Studios, 59
Wallis Road, London, E9
5LH**

1,350 sq ft

Hackney Wick ground
floor studio set within
private gated courtyard



VIDEO TOUR

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Description

Hidden behind a discreet gated entrance, Rubber Studios is a newly constructed mixed use development, the ground floor of which comprises 1,350 square feet of open plan studio space. With incredible attention to detail, every aspect of the design has been carefully considered from the underfloor heating, to the repositioning of the original Crittal window frames to create bespoke meeting room partitions.

The occupiers will benefit from outside courtyard garden space, landscaped with bamboo planting, full height sliding glazed frontage, timber flooring and exposed concrete finishes to the walls and ceilings. With an open plan DDA compliant stainless steel kitchen, the majority of the space is open plan save one partitioned meeting room, in addition there are WC and shower facilities.

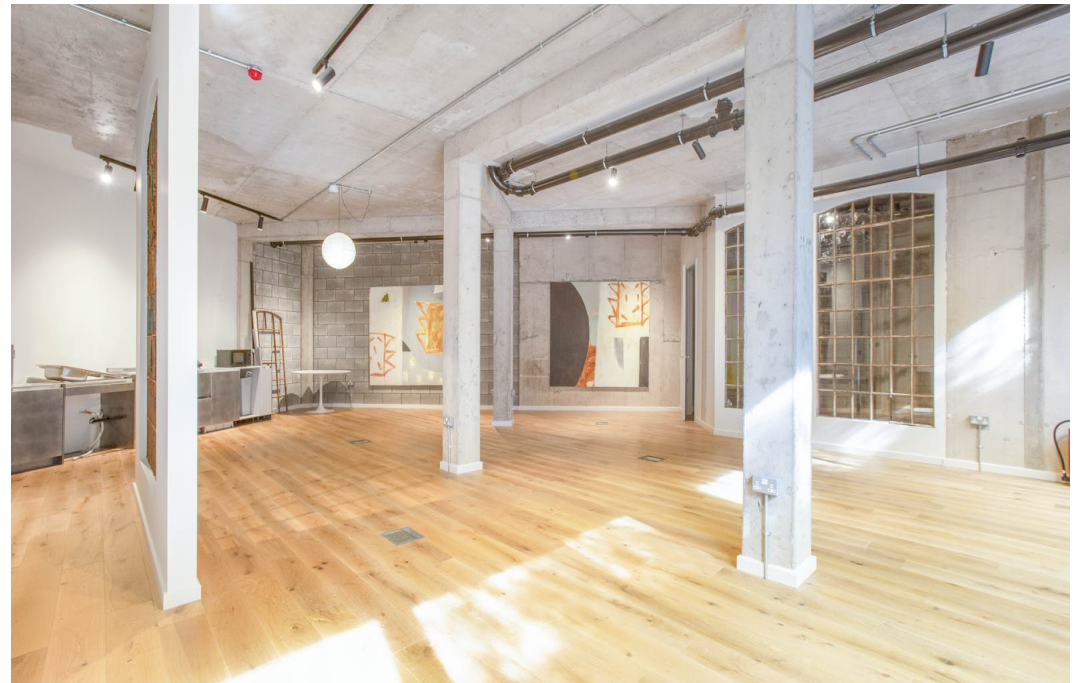
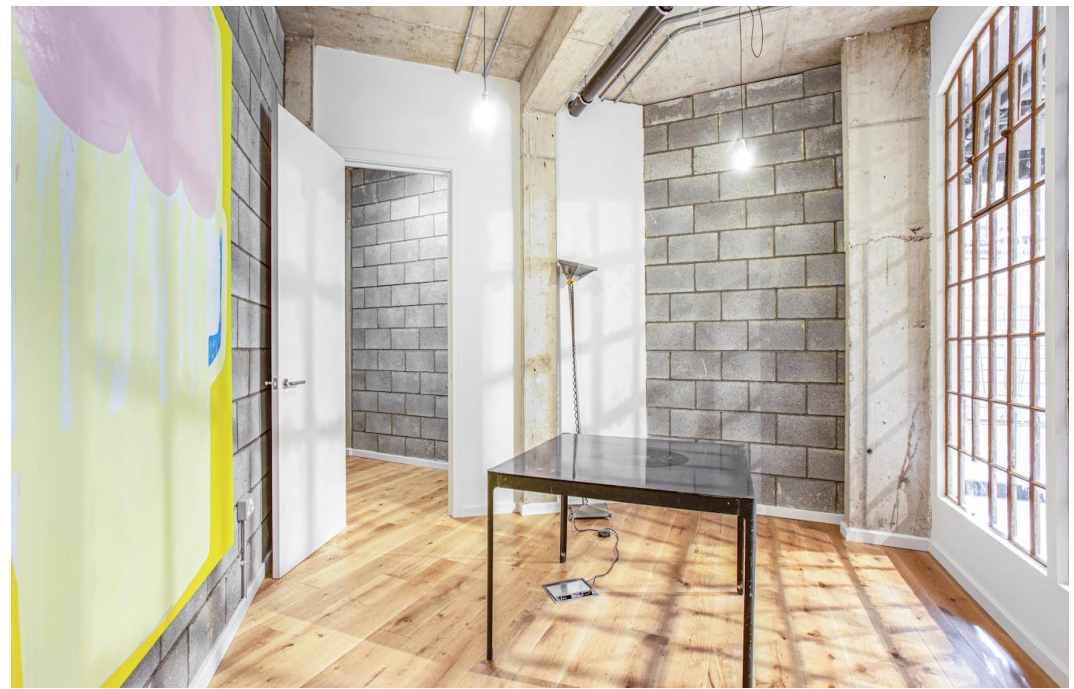
Location

Situated less than three minutes' walk from Hackney Wick Station, the premises are ideally located for the amenities of Hackney Wick including the bars and restaurants of Wallis Road and King Edwards Street, including Crate Brewery, Cornerstone, The Lord Napier pub, Sainsburys Local and the newly opened cross fit gym at the nearby Bagel Factory. Transport links are excellent, with Hackney Wick Overground Station being one stop from Stratford International which is also home to Westfield Stratford which is one of Europe's largest shopping malls, providing various eateries, retailers, a cinema and other leisure operators.

Key points

- Ground floor - 1,350 square feet
- Fully glazed frontage
- Underfloor heating and timber flooring
- Fresh air conditioning system and high ceilings
- Secure gated development and bicycle storage
- Fully DDA compliant
- Fibre and power ready plus floorboxes
- Opposite Hackney Wick Station





Rents, Rates & Charges

Lease	New Lease
Rent	£44,000 per annum
Rates	TBC
Service Charge	£3.50 per sq ft
VAT	Applicable
EPC	E (119)

Viewing & Further Information



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