



STIRLING  
ACKROYD

## 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](#)

[stirlingackroyd.com](http://stirlingackroyd.com)



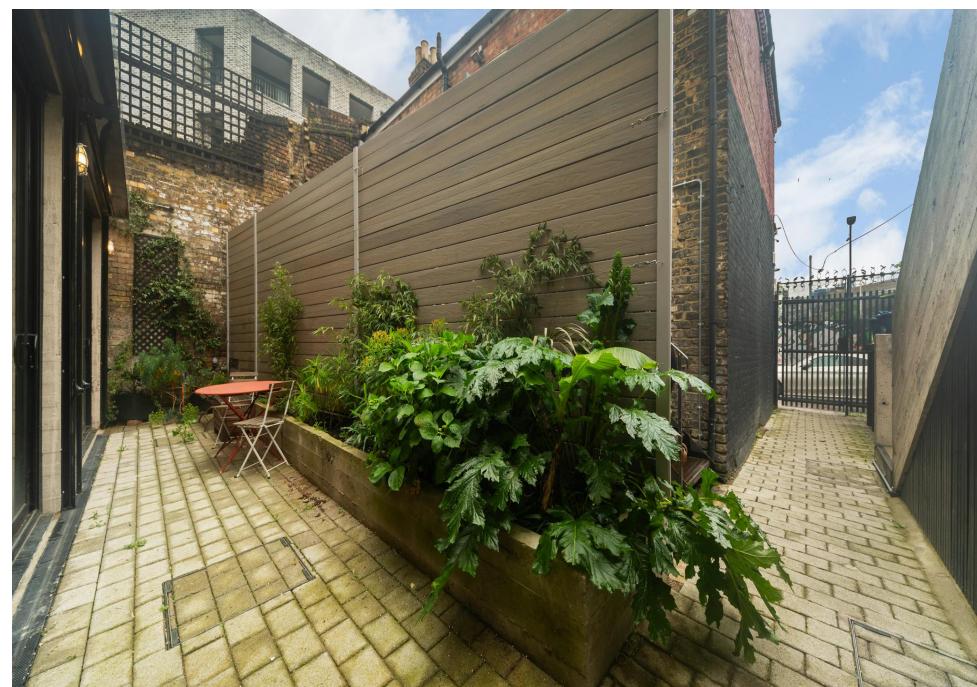
## Description

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.

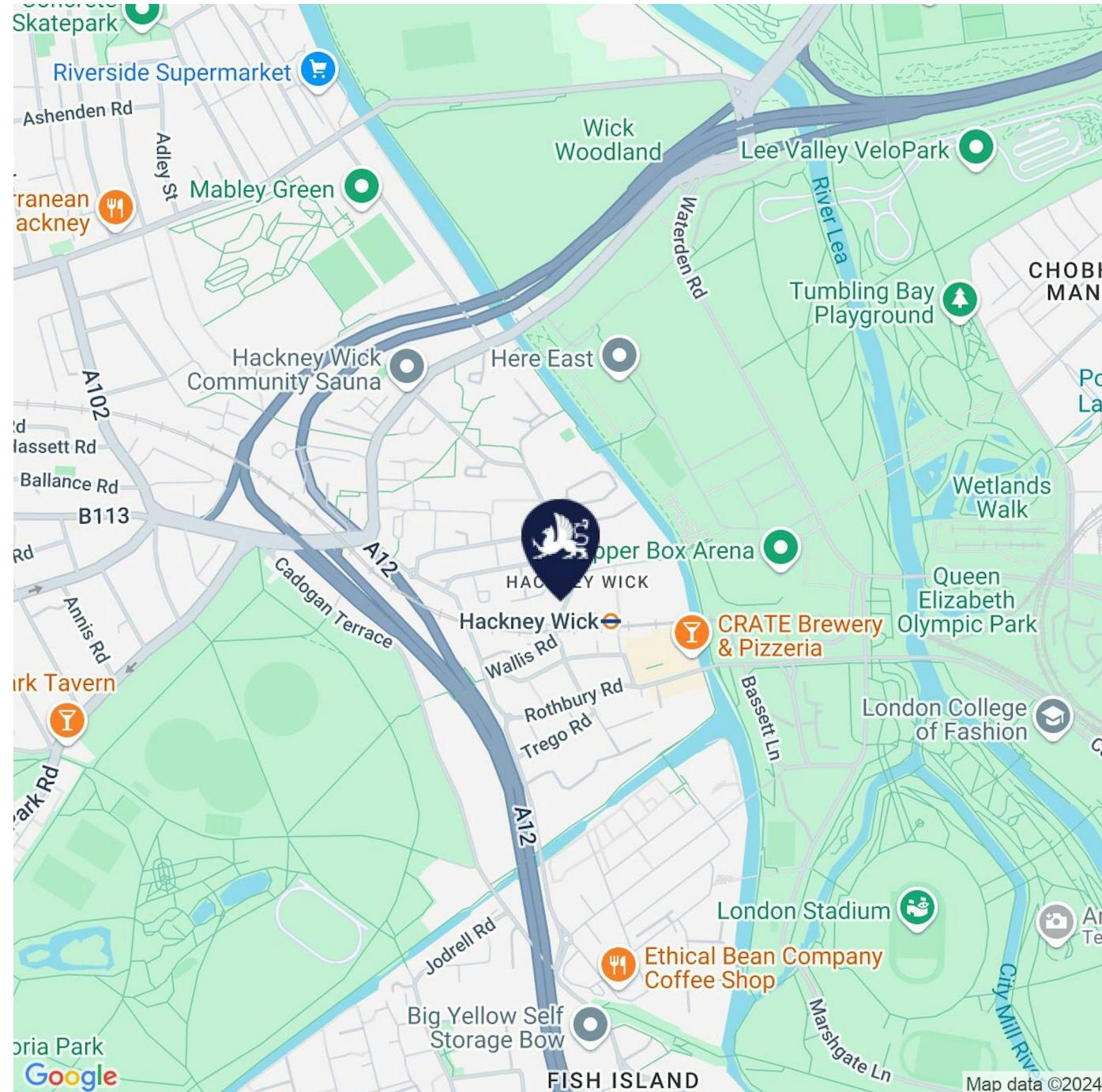
## Key points

- 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



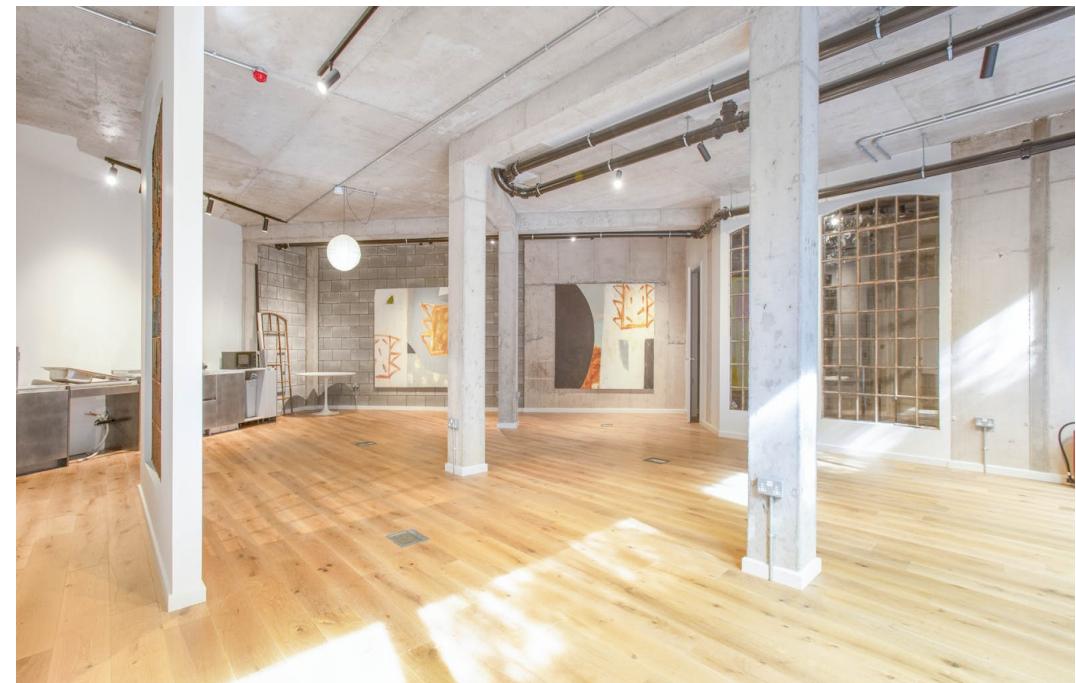
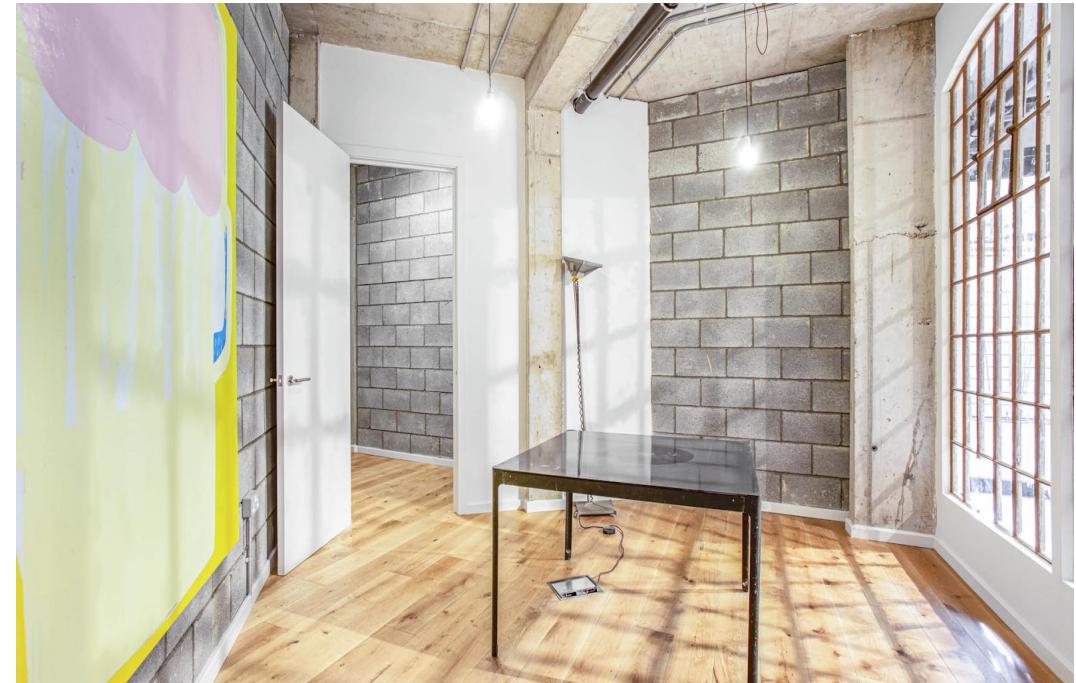
## Location

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.



## Transport Links

-  Hackney Wick 0 Miles
-  Homerton 0.6 Miles
-  Stratford International 0.7 Miles
-  Pudding Mill Lane 0.9 Miles



## 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



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 11/07/2025