



## Unit 1, The Forge

53 Dace Road, London, E3 2NX

**VERSATILE MULTI USE  
SELF CONTAINED TWO  
STOREY BUILDING IN  
HACKNEY WICK**

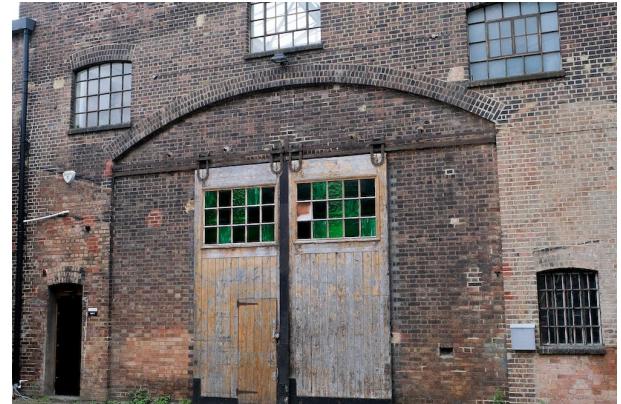
**3,000 sq ft  
(278.71 sq m)**

- Beautiful two storey warehouse
- Open plan floors
- High Ceilings
- Exposed brickwork
- Parking

# Unit 1, The Forge, 53 Dace Road, London, E3 2NX

## Description

A very unique two storey stand alone warehouse set within a private courtyard, currently known as Mello Studios a multi functional space which can be used for photographic shoots, filming, events and more. Ground floor loading doors, first floor double height studio with infinity wall, large kitchen, changing rooms and showers, leading to a mezzanine/balcony level overlooking the studio.



## Location

Situated on Dace Road in Hackney Wick, an area steeped in history

The building is Locally Listed and in the Fish Island and White Post Lane Conservation Area.

The area has a high proportion of industrial buildings of the late nineteenth and early twentieth centuries, many of which retain associations with numerous industrial activities that typified the area from the mid nineteenth century. Many of these buildings have been converted to artist studios or managed space for small businesses.

According to the The Hackney Wick and Fish Island Cultural Interest Group, which was founded in 2009, Hackney Wick and Fish Island currently has the highest concentration of creative practitioners and artist studios in Europe.



## Specification

Self contained warehouse

Two storey with additional mezzanine

Suitable for photography/film/events

Dedicated parking space with additional parking available

Close to the Canal and Stratford

Emerging location – perfect for creatives

## Viewings

Prior notice is required for a viewing

## Terms

A sublease or assignment until April 2028. The lease contains a tenant break option in 2024

## Virtual Tour

<https://www.instagram.com/reel/CjUyumuO5d/?igshid=YmMyMTA2M2Y=>

## Summary

Available Size	3,000 sq ft
Rent	£67,500 Per annum
Rates Payable	£5 Per sq ft
Service Charge	£364.08 Per month
EPC Rating	Upon Enquiry

## Viewing & Further Information

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