



**TO LET**

**17 Copper Street,  
London, E20 3AW**

1,269 sq ft

Retail/Office unit



**VIDEO TOUR**

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## Description

This ground floor unit offers 1,269 square feet of space and is ideal for a variety of retail sectors and also office users. Please note this unit does not allow for restaurant/food take away use - catering extraction not permitted.

A new frontage is due to be installed in November 2023. The open-plan layout, currently in shell/core condition, is ready for tenant fit out.

A new Lease will be available direct from the Landlord, all new Leases are subject to a minimum three month rent deposit and rent will be due quarterly in advance. Rent and Service Charge are both subject to VAT.

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## Location

Situated within the new Eastwick and Sweetwater (EWS) development which bridges Hackney Wick and The Queen Elizabeth Olympic park, the complex comprises a mix of 18 commercial space totalling just under 30,000 sq ft of space alongside a growing residential community too, currently over 1800 homes have been constructed in addition to schools, nurseries and community hubs. The unit is located directly opposite the Copper Box Arena which has a spectator capacity of 7,500 and hosts regular sporting and community events - <https://copperboxarena.org.uk/events> Home to London Lions basketball team the Copper Box Arena is the third largest arena in London. Just over the canal is Hackney Wick Station which provides excellent transport links to Stratford and beyond. The area is transformed at weekends with regular markets, artist exhibitions and events, Hackney Wick is an exciting district which is constantly evolving.

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## Key points

- Ground floor - 1,269 square feet
- Located opposite the Copper Box Arena
- Open plan layout
- Ideal for retail/office occupiers
- New Lease - Rent £43,000 per annum exclusive
- Ready for tenant fit out





## Rents, Rates & Charges

Lease	New Lease
Rent	On application
Rates	On application
Service Charge	£2,665 per annum
VAT	On application
EPC	B (38)

## Viewing & Further Information



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