



**TO LET**

**8 Parkes Street, London,  
E20 3AJ**

1,935 sq ft

Commercial duplex  
corner unit



**VIDEO TOUR**

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



---

## Description

This office unit offers 1,935 square feet of space over ground floor and first floors with potential access to a roof terrace.

The open-plan layout, currently in shell/core condition is ready for tenant fit out. A new frontage has recently been installed and provides excellent visibility to Parke St and the surrounding buildings, tenants of which include V&A East and Storehouse museum which is due to open in 2025.

New Lease will be issued 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.

---

## Location

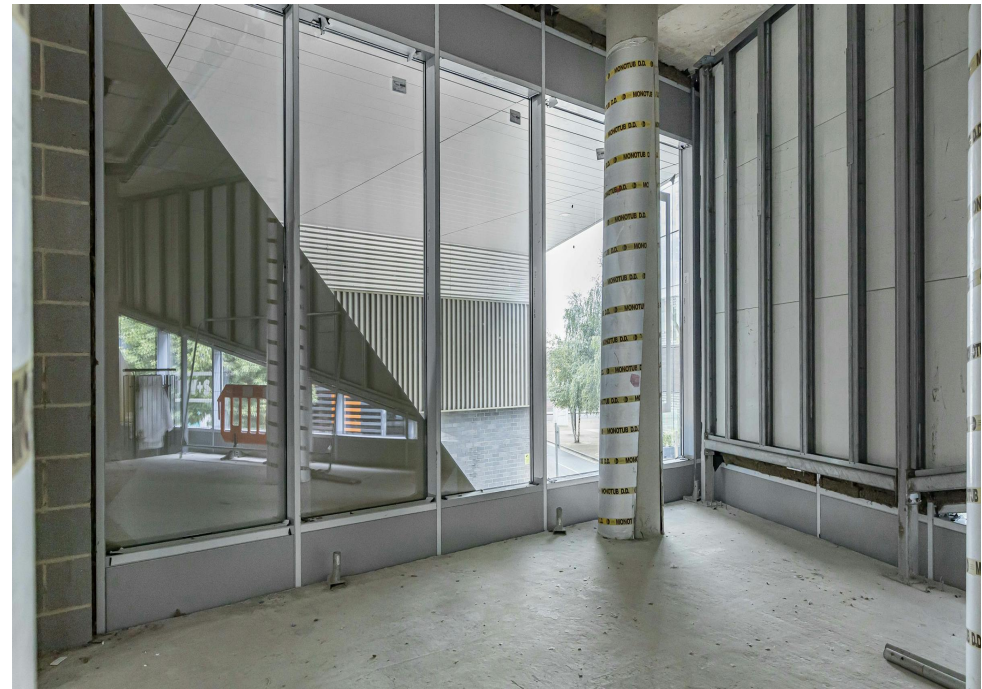
Situated within the new Eastwick & Sweetwater (EWS) development which bridges Hackney Wick and the Queen Elizabeth Olympic Park, the complex comprises a mix of 18 commercial spaces totalling just under 30,000 square feet of space alongside a growing residential community. Currently over 1,800 homes have been constructed, in addition to schools, nurseries and community hubs.

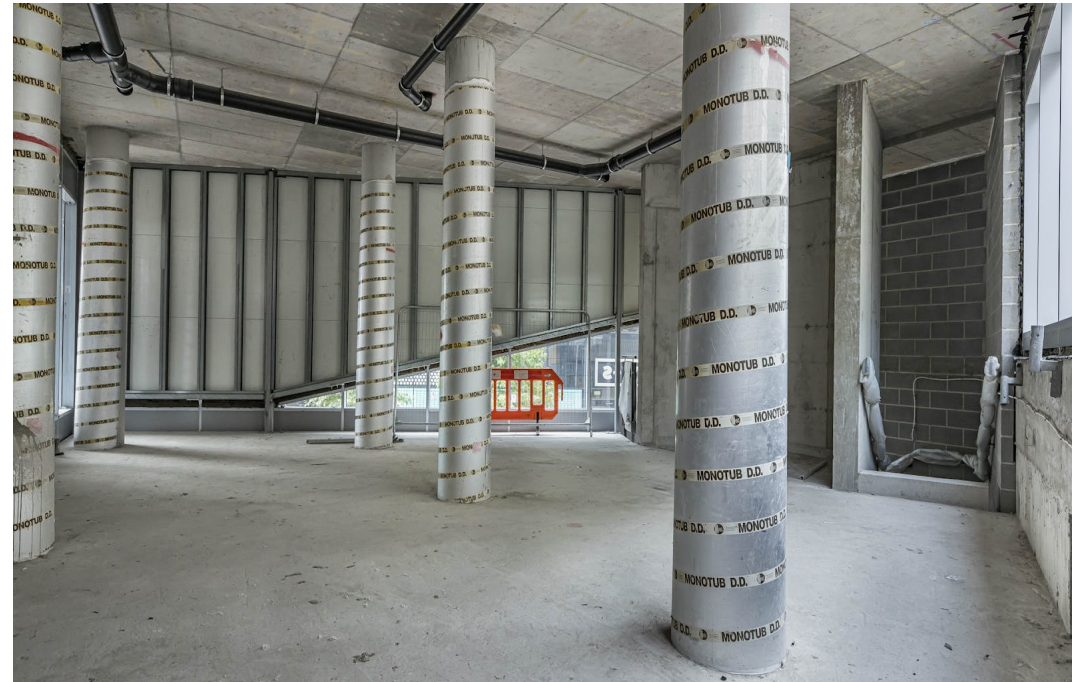
8 Parkes Street is situated on the northern side of EWS, facing the Here East development. Just over the canal is Hackney Wick Station which provides excellent transport links to Stratford and beyond. The area is transformed at weekends with regular markets, artist exhibitions and events, Hackney Wick is an exciting district which is constantly evolving.

---

## Key points

- 1,935 square foot duplex over ground floor and first floor
- Ready for tenant fit out
- Open plan layout
- Rental - £30 psf/£58,000 per annum exclusive
- New Lease
- Potential access to roof terrace





---

## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 4	1,935	179.77	Available

---

## Rents, Rates & Charges

Lease	New Lease
Rent	£58,000 per annum
Rates	On application
Service Charge	£3,516 per annum
VAT	On application
EPC	B (42)

---

## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Iftakhar Khan**  
020 3967 0103  
ikhan@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 15/07/2024