



**TO LET**

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

1,935 sq ft

Commercial duplex  
corner unit



**VIDEO TOUR**

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## 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.

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## Location

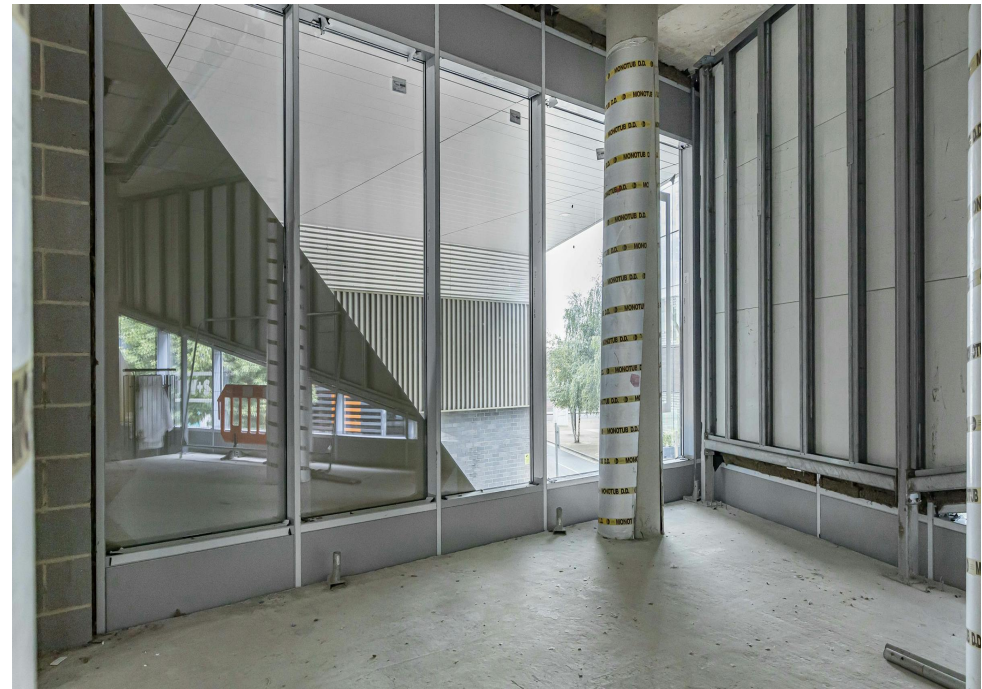
Situated within the new Eastwick & Sweetwater (EWS) development which bridges Hackney Wick and the Queen Elizabeth Olympic Park, the complex comprises a mix of 18 commercial spaces totalling just under 30,000 square feet of space alongside a growing residential community. Currently over 1,800 homes have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

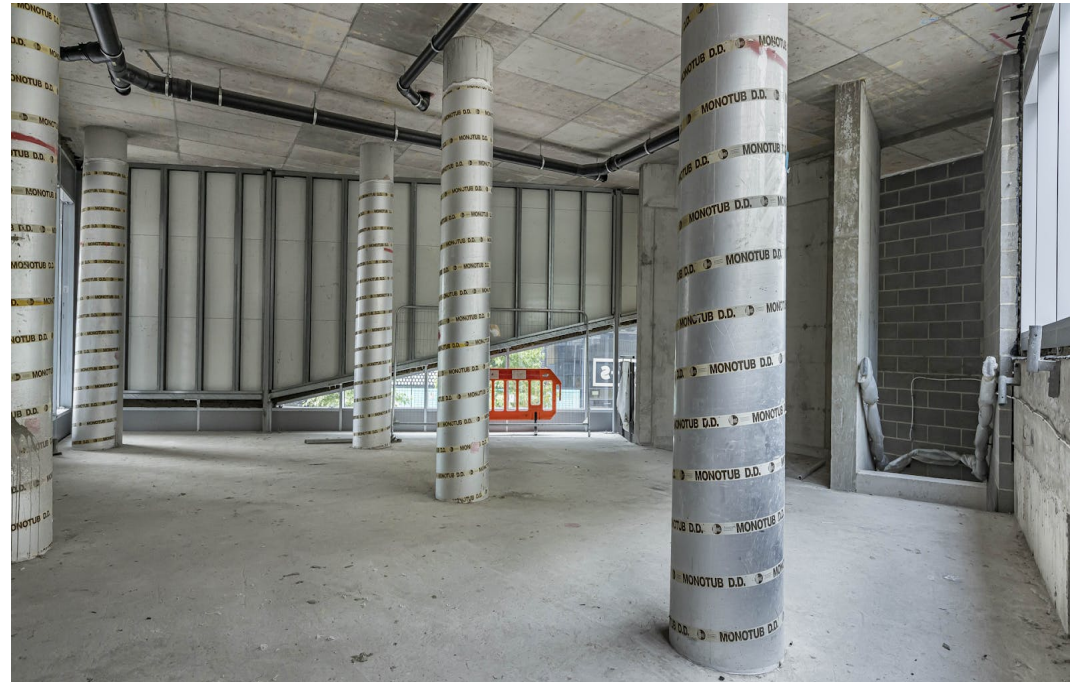
8 Parkes Street is situated on the northern side of EWS, facing the Here East development. Just over the canal is Hackney Wick Station which provides excellent transport links to Stratford and beyond. The area is transformed at weekends with regular markets, artist exhibitions and events, Hackney Wick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

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## 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





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## Accommodation

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

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## 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)

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## Viewing & Further Information



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