



**TO LET**

**2 Tandy Place, London,  
E20 3AS**

1,440 sq ft

Retail/Office Unit



**VIDEO TOUR**

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## Description

This ground floor unit offers 1,439 square feet of space is ideal for a variety of retail & office occupiers.

Restaurant/take-away use is 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

Occupying a prime corner position directly overlooking the landscaped gardens and Queen Elizabeth Park, the unit benefits from a good level of footfall being on the pedestrianised thoroughfare connecting East Bay Lane to Waterden Road, and at the very heart of EWS.

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.

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 unit - 1,439 square feet
- Ready for tenant fit out/occupation
- Open plan layout
- Internal courtyard location
- New Lease
- New frontage due to be installed









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## Accommodation

Name	sq ft	sq m	Availability
Ground	1,440	133.78	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£43,000 per annum
Rates	On application
Service Charge	£2,547 per annum
VAT	On application
EPC	B (48)

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## Viewing & Further Information



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