

Rubber Studios, 59 Wallis Road, Hackney Wick, London, E9 5TZ

TO LET

Office

1,350 sq ft / 125.4 sq m

£3,666 per month

**Ground floor space,
with proximity to
Hackney Wick
station, within a
private gated
courtyard**



- Fully glazed frontage
- Underfloor heating
- High ceilings
- Fully DDA compliant
- Bicycle storage
- Timber flooring
- Landscaped private courtyard
- Meeting room
- Air conditioning
- Open plan



Description

Rubber Studios is a newly constructed mixed-use development situated within a gated entrance. The occupiers benefit from outside courtyard garden space, landscaped with bamboo planting, full height sliding glazed frontage, timber flooring and exposed concrete finishes to the walls and ceilings. With an open plan DDA compliant stainless steel kitchen, the majority of the space is open plan save one partitioned meeting room, in addition, there is WC and shower facilities.

Location

Within less than 3 minutes walk from Hackney Wick station the unit is located close to the amenities of Hackney Wick including the bars and restaurants of Wallis Road and King Edwards Street, including Crate Brewery, Cornerstone, The Lord Napier pub, Sainsburys Local and the newly opened cross fit gym at nearby Bagel Factory. Transport links are excellent, with Hackney Wick Overground Station being one stop from Stratford international which is also home to Westfield Stratford.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	1,350	125.42	£32.59	£3.47	£4,056	Available

Tenure

New Lease

EPC

A (24)

VAT

Applicable

Configuration

Fitted. CAT A

Contacts

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Lucy Stephens (Inactive) (Stirling
Ackroyd)
020 3967 0103
lucys@stirlingackroyd.com



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Further Information

[View on Website](#)

[Floor Plans](#)

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