

# UNITS 106 & 206, MONIER WORKS

79-85 MONIER ROAD, FISH ISLAND, E3 2PS

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FOREST  
REAL ESTATE

# TO LET

**498 TO 541 SQ FT**

**Choice Of Two Studio/Office Spaces  
Centrally Located In Fish Island**

## Key Features

- Air Conditioning
- Super Fast WiFi Included
- CCTV
- Flexible Lease Terms
- Communal Kitchens & WCs
- Electric Heating
- Floor To Ceiling Windows
- Excellent Natural Light
- Bike Storage Facilities
- On Site Shower Facilities
- Passenger Lift
- Exposed Ceiling Services
- Recycled Steel Flooring
- Communal Roof Terrace

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## Description

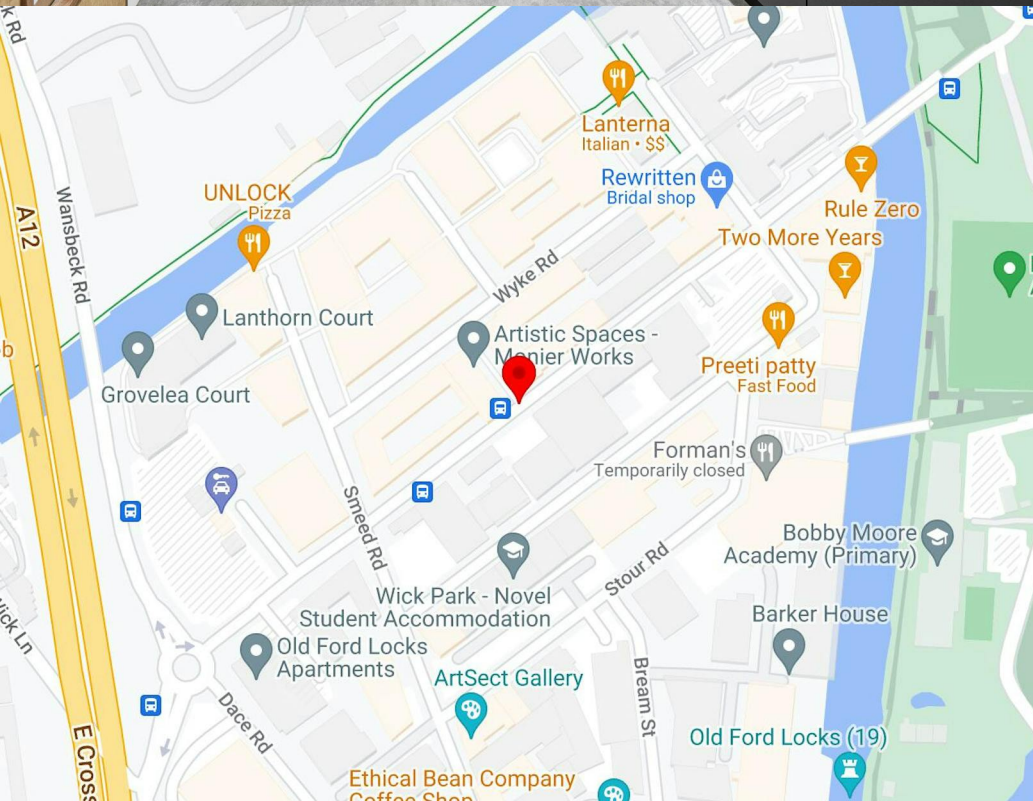
Forest Real Estate are pleased to present two studio/offices available to rent and both benefitting from high ceilings, good natural light and floor to ceiling windows.

The building benefits from the latest superfast wifi, shower and communal tea points. There is also secure bike storage is provided within the building and a host of restaurants, bars and cafés within walking distance.

## Location

The building is located within the London Borough of Tower Hamlets on Fish Island, immediately south of Hackney Wick. Earmarked by the 2012 London Olympics Committee as a regeneration area, Fish Island and Hackney Wick are undergoing unprecedented levels of residential and commercial development.

The area is characterised by Victorian industrial buildings, many now occupied by art, design and tech companies both in self-contained and cooperative workspaces.



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
1st - 106	541	50.26	£18,300 /annum	£2,448 /annum	Available
2nd - 206	498	46.27	£20,460 /annum	£2,316 /annum	Available

<b>Lease</b>	New Lease
<b>Rent</b>	£18,300.00 - £20,460.00 per annum
<b>Rates</b>	Interested parties to make their own enquiries with London Borough of Tower Hamlets
<b>Service Charge</b>	£4.60 per sq ft Includes water, electric, waste management, communal cleaning and WiFi
<b>VAT</b>	Applicable
<b>EPC</b>	A (22)

# Contact

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