



TO LET

**Unit 71 Ironworks, Dace
Road, London, E3 2NX**

1,625 sq ft

Recently refurbished
studio/office for rent in
the heart of Fish Island

stirlingackroyd.com



Description

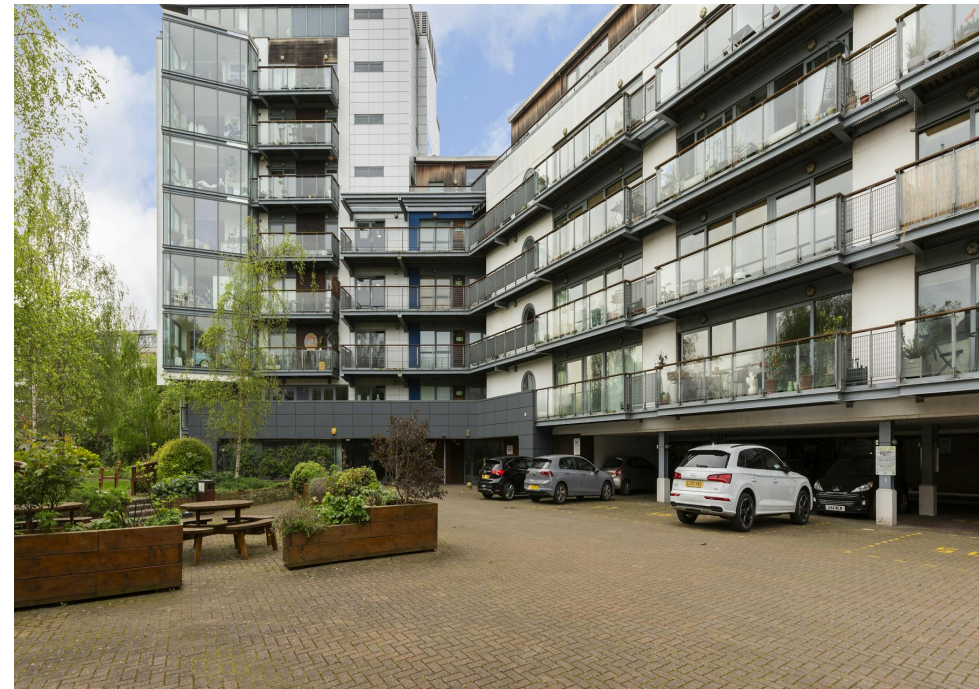
A ground floor open plan office, newly decorated throughout with new wooden flooring and brand new shower and WC, within a contemporary mixed use development. The development is part of the ongoing regeneration of the area which is characterised by Victorian industrial buildings, many now occupied by art, design and tech companies both in self-contained and cooperative workspaces.

Location

Located within the London Borough of Tower Hamlets on Fish Island, immediately south of Hackney. The location provides easy access to the vibrant cultural scene of Fish Island, as well as the nearby Olympic Park and Hackney Wick. Stratford Station (Central and Jubilee lines, DLR and Overground) is within a 15 minute walk. Pudding Mill Lane (DLR) and Hackney Wick (Overground) Stations are within a short walk away.

Key points

- Ground floor - 1,625 square feet
- Recently refurbished office/studio
- Open plan layout
- Meeting room
- External terrace area
- Attractive communal landscaped gardens
- Short walk from Hackney Wick Station
- Shower and WC





Accommodation

Name	sq ft	sq m	Availability
Ground	1,625	150.97	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£27.50 per sq ft
Rates	£9.65 per sq ft
Service Charge	£2.50 per sq ft includes the concierge charges
VAT	Not applicable
EPC	B (40)

Viewing & Further Information



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