



## 415 Wick Lane

London, E3 2JG

### Coworking Units from 100 to 1,000 sq. ft.

**100 to 1,000 sq ft**  
(9.29 to 92.90 sq m)

- 24/7 Access & CCTV
- Loading Bay & Parking Spaces
- Fast Wifi
- Logistics & Post Support
- Recycling & Waste Collection
- Kitchenettes & Showers
- Podcast & Photography Studios To Hire
- Security & Monitoring Services Included

# 415 Wick Lane, London, E3 2JG

## Summary

<b>Available Size</b>	100 to 1,000 sq ft
<b>Rent</b>	£9,120 - £43,680 per annum
<b>Business Rates</b>	Business rates are payable by the tenants.
<b>Service Charge</b>	8% Service Charge Add-On (per month). Each resident receives a £200 utilities allowance. Exceeding this amount incurs additional charges.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (26)

## Description

Tradestars at Hackney Wick is a unique coworking offer, with units ranging from 100 to 1,000 square feet, within a supportive new community. Suited to a wide range of creative and commercial uses, the units are located on the ground and first floors of a new development with goods vehicle access, car parking spaces, and bike racks. All units have 24/7 access with secure digital entry and CCTV.

There's also a reception desk which will manage your post, a café and lounge, and shared kitchenettes and showers. On-site podcast and photography studios, private phone booths, and meeting rooms are available to book. Reception and management staff are available during normal working hours to welcome clients, manage deliveries, and answer any queries. Fast Wi-Fi and utilities (fair use) are included in the package, as are recycling and waste collection, and regular maintenance and cleaning of all shared areas. There are print & pack distribution stations and loading/unloading zones.

The units are pet-friendly, there's a thriving community with events for tenants, and Tradestars is also actively engaged in the local community.

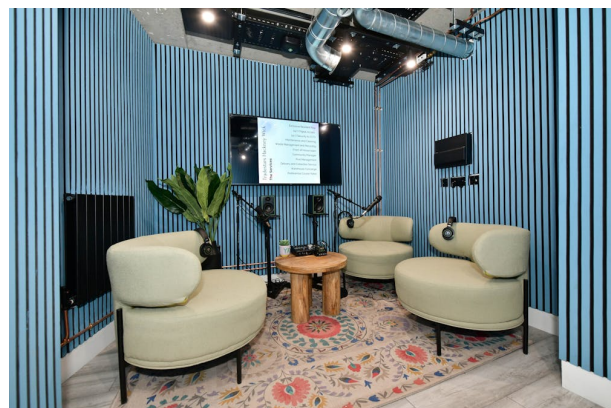
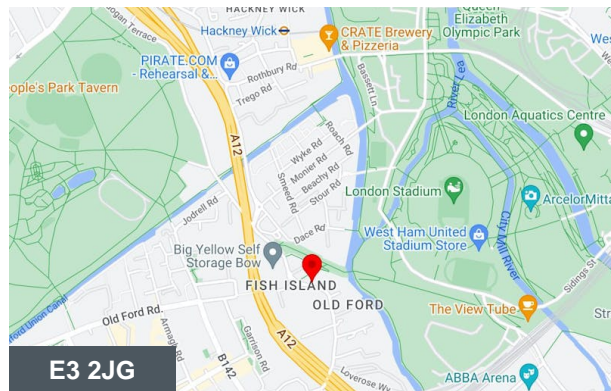
## Location

Tradestars Hackney Wick is part of a thriving new community in the Hackney Wick and Fish Island neighborhood which lies between the town centres of Stratford and Hackney, and the green spaces of the Olympic Park and Victoria Park. It's well connected by road and public transport, just moments from the A12 and less than a mile from Hackney Wick Overground station.

## Terms

All units offer flexible and short-term lease options.

Floorplans are available upon request.



## Viewing & Further Information



**George Sarantis**

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

# Energy performance certificate (EPC)

Block A 411-415 Wick Lane London E3 2JG	Energy rating <b>B</b>	Valid until: <b>31 October 2033</b>
		Certificate number: <b>3453-2063-0851-1388-6252</b>

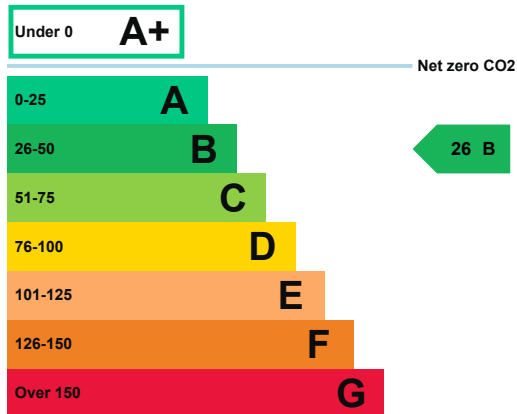
Property type	Offices and Workshop Businesses
Total floor area	264 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>21 A</b>
If typical of the existing stock	<b>86 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	4.53
Primary energy use (kWh/m <sup>2</sup> per year)	31

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7005-7200-1266-0322-1819\)](/energy-certificate/7005-7200-1266-0322-1819).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Cristina Aloisio
Telephone	07513835700
Email	<a href="mailto:cristina.aloisio@gmail.com">cristina.aloisio@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023991
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	-
Employer address	-
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 October 2023
Date of certificate	1 November 2023