



415 Wick Lane

London, E3 2JG

Private studio spaces to let in Hackney Wick.

170 to 849 sq ft

(15.79 to 78.87 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

| | |
|-----------------------|---|
| Available Size | 170 to 849 sq ft |
| Rent | £12,360 - £41,400 per annum |
| Business Rates | Business rates are payable by the tenants. |
| Service Charge | 8% Service Charge Add-On (per month). Each resident receives a £200 utilities allowance. Exceeding this amount incurs additional charges. |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B (26) |

Description

Unique coworking spaces in Hackney Wick, 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 and there's a thriving community with events for tenants.

Location

Part of a thriving new community in the Hackney Wick and Fish Island neighbourhood 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.

Accommodation

The accommodation comprises of the following

| Name | sq ft | Rent | Availability |
|-------------|-------|---------------|--------------|
| Unit - E001 | 376 | £2,100 /month | Available |
| Unit - C008 | 170 | £1,030 /month | Available |
| Unit - D006 | 182 | £1,330 /month | Available |
| Unit - E202 | 185 | £1,275 /month | Available |
| Unit - G003 | 207 | £1,265 /month | Available |
| Unit - G103 | 244 | £1,255 /month | Available |
| Unit - A006 | 250 | £1,265 /month | Available |
| Unit - G001 | 455 | £2,645 /month | Available |
| Unit - D009 | 495 | £2,750 /month | Available |
| Unit - D105 | 488 | £2,540 /month | Available |
| Unit - D104 | 720 | £3,515 /month | Available |



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Quba Medford

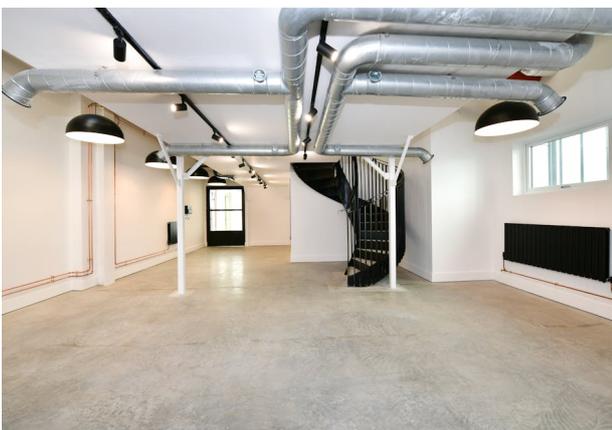
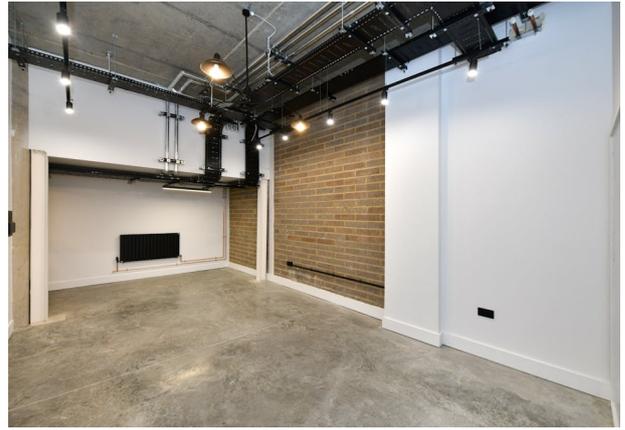
020 7613 4044 | 07912883110
quba@fyfemcdade.com

| Name | sq ft | Rent | Availability |
|--------------|--------------|---------------|---------------------|
| Unit - G101 | 849 | £3,450 /month | Available |
| Total | 4,621 | | |

Terms

All units offer flexible and short-term lease options.

Floorplans are available upon request.



Energy performance certificate (EPC)

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

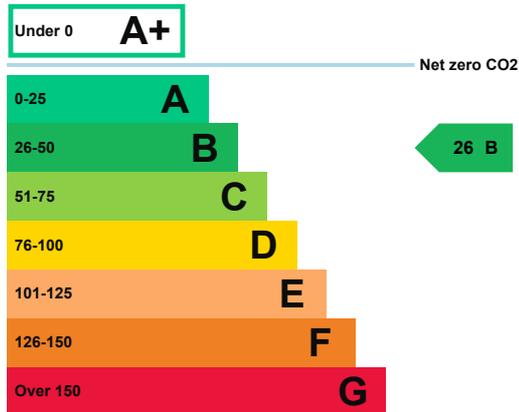
| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 264 square metres |

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 | 21 A |
| If typical of the existing stock | 86 D |

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 ₂ /m ² per year) | 4.53 |
| Primary energy use (kWh/m ² 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 | cristina.aloisio@gmail.com |

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 | enquiries@elmhurstenergy.co.uk |

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 |