



Fish Island Village

13 Rookwood Way, London, E3 2XT

Contemporary Creative Spaces To Let in Hackney Wick, E3.

292 to 1,356 sq ft
(27.13 to 125.98 sq m)

- Ideal for Tech, Fashion & Creative Businesses
- Members Lounge
- Minimum Term 12 months
- 24/7 Access
- Gender-Inclusive Toilets
- Meeting Rooms
- Event Space To Hire
- Wellness Room & Quiet space

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Summary

Available Size	292 to 1,356 sq ft
Rent	£11,482 - £48,960 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Serviced Office – subject to legal review

Description

The development offers flexible commercial spaces for creative businesses, including offices, studios, and retail units. Located in a lively artistic community, these spaces offer modern amenities like high-speed internet, communal areas, and stylish interiors that encourage collaboration.

Location

The studios are located in Hackney Wick, East London. Close to the River Lea and Queen Elizabeth Olympic Park. It has great transport links, with Hackney Wick Station and nearby Stratford Station providing Overground, Central, Jubilee, and DLR connections.

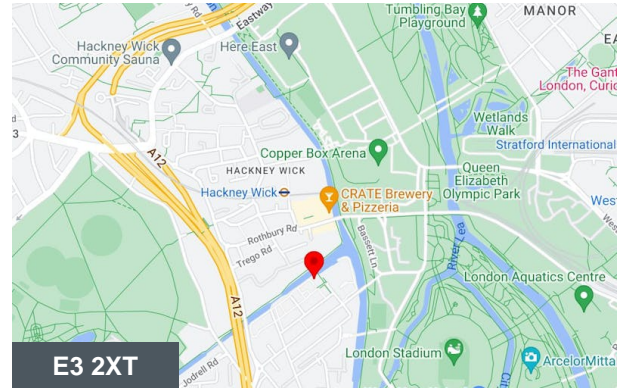
Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Availability
Unit - Studio 6	619	£18,384 /annum	Available
Unit - Studio 7	638	£18,948 /annum	Available
Unit - Studio 10	527	£20,196 /annum	Available
Unit - Studio 14	1,356	£48,960 /annum	Available
Unit - Studio 50	778	£29,808 /annum	Available
Unit - Studio 51	742	£28,404 /annum	Available
Unit - Studio 61	297	£9,804 /annum	Available
Unit - Studio 62	570	£16,944 /annum	Available
Unit - Studio 63	270	£11,482 /annum	Available
Unit - Studio 71	1,055	£33,636 /annum	Available
Unit - Studio 82	687	£26,304 /annum	Available
Unit - Studio 83	987	£41,952 /annum	Available
Unit - Studio 85	368	£17,484 /annum	Available
Unit - Studio 86	511	£19,560 /annum	Available
Unit - Studio 88	1,027	£33,888 /annum	Available
Unit - Studio 91	1,082	£39,084 /annum	Available
Unit - Studio 92	292	£12,396 /annum	Available
Unit - Studio 93	511	£19,584 /annum	Available
Unit - Studio 94	380	£14,532 /annum	Available
Total	12,697		

Terms

Rent includes service charge, and full membership benefits, excl. business rates and utilities (incl. common areas) with discounted rates available for multiple-year tenancy.



Viewing & Further Information



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