

BLOCK E

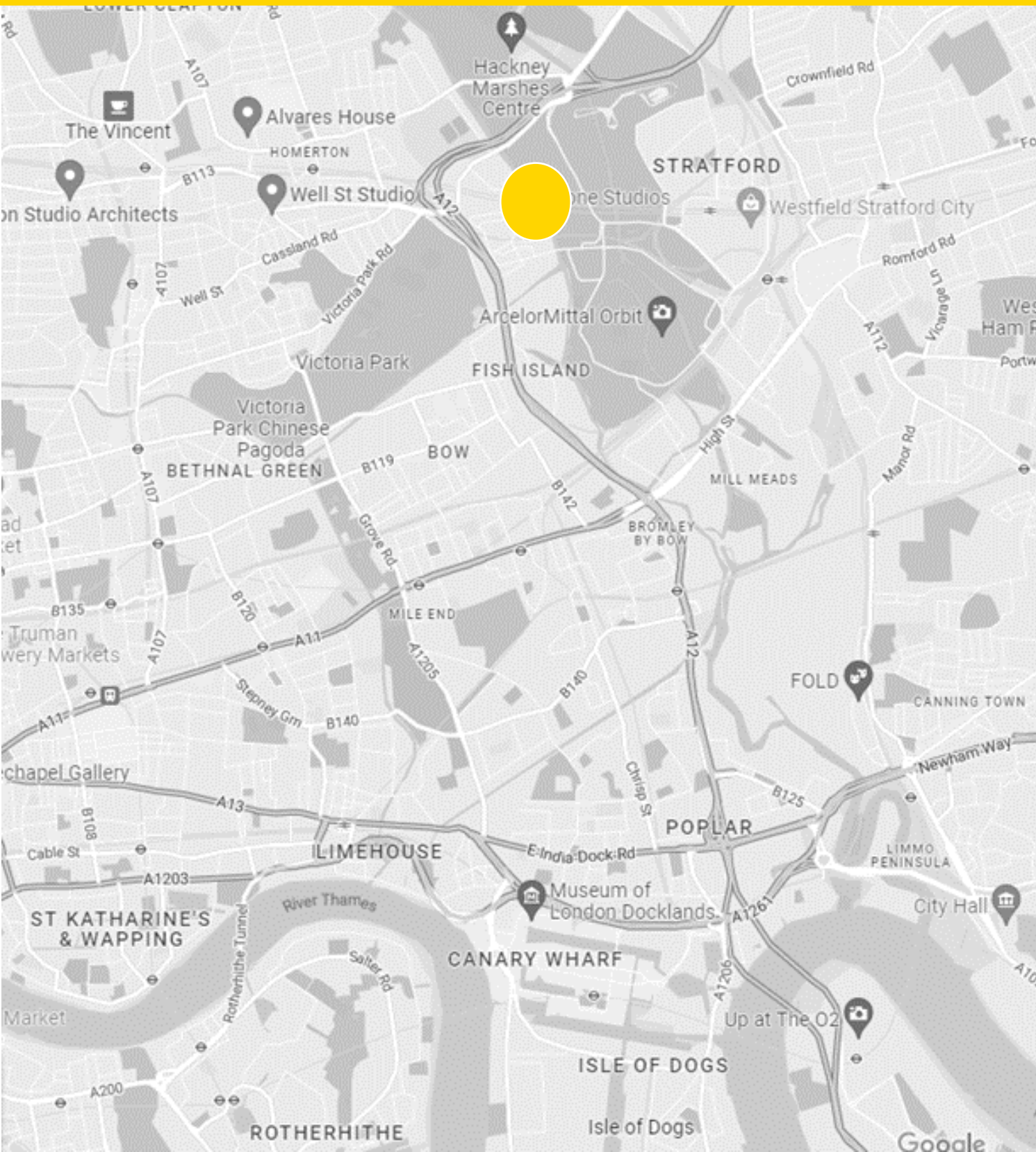
STONE STUDIOS, HACKNEY
WICK, LONDON | E9 5LN

GROUND & LOWER FLOOR
CLASS E USE
FOR SALE

4,812 ft² (447.2 m²)






LOCATION & CONNECTIVITY



Prime Hackney Wick Restaurant space with A1-A3 use - The unit will be delivered in Shell & Core condition. This ground floor and lower ground floor space is part of a mixed use development adjacent to Hackney Wick station. Benefitting from an enviable position at the corner of a plaza square and entrance to the station.

Hackney Wick Overground Station which has direct links to Stratford International (Central Line & Jubilee Lines/Overground/Greater Anglia). Stratford will also benefit from Crossrail which is scheduled to open late 2022 providing access to the West End in 15 minutes.

TRANSPORT

	STRATFORD INTERNATIONAL	2 mins
	HEATHROW AIRPORT (BY CROSSRAIL)	25 mins
	LIVERPOOL STREET (BY CROSSRAIL)	7 mins
	TOTTENHAM COURT ROAD (BY CENTRAL LINE)	16 mins
	BOND STREET	22 mins



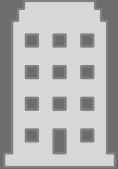
RETAIL



OFFICE



FANTASTIC
TRANSPORT LINKS



LONG LEASE /
VIRTUAL FREEHOLD

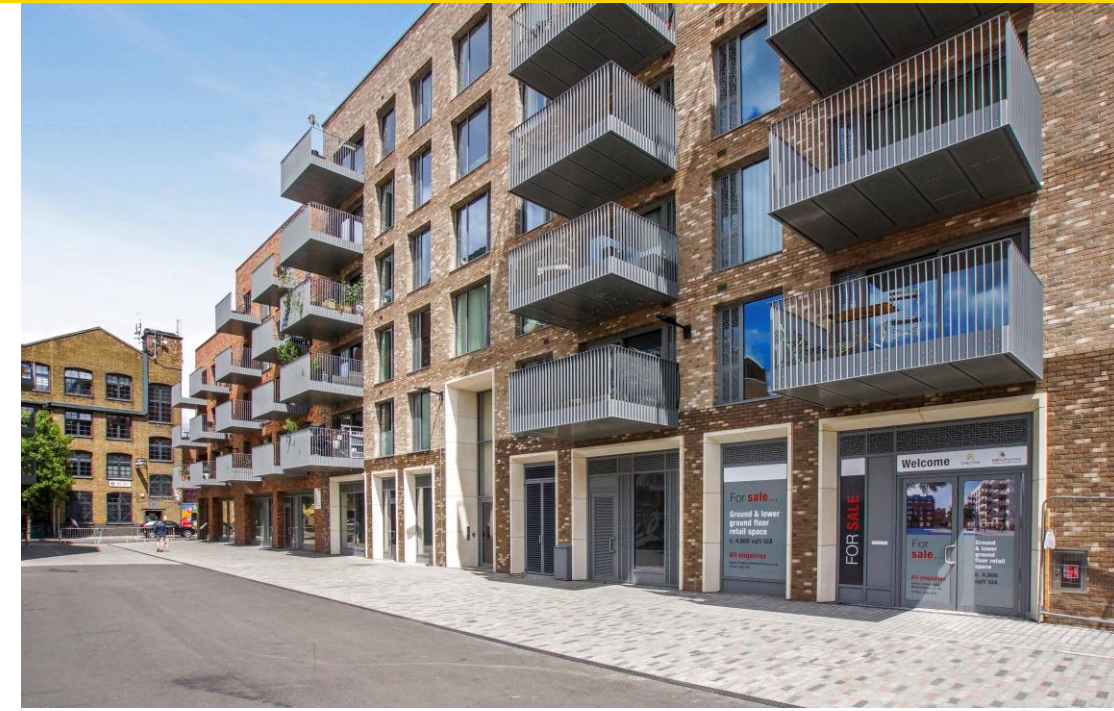
DESCRIPTION

HIGHLIGHTS

- Class E
- Attractive opportunity for both commercial investors and owner occupiers
- Adjacent to Hackney Wick Station
- Only retail unit in the popular Stone Studios development
- The unit will be delivered in Shell & Core condition

SUMMARY

SPECIFICATION	Shell & Core, with Capped Services
TERM	999 Years
TENURE	Long Leasehold/Virtual Freehold
PRICE	Offers In The Region Of £1,250,000



ACCOMODATION	FT ²	M ²
GROUND FLOOR	2,057	191.17
LOWER GROUND	2,755	256.04
TOTAL	4,812	447.21



BLOCK E STONE STUDIOS, HACKNEY WICK, LONDON E9 5LN

TENURE

A long leasehold interest, 999 years

PRICE

On application

VALUE ADDED TAX

The property is not elected for VAT

SERVICE CHARGE

The service charge to be confirmed

EPC

TBC

LEGAL COSTS

Each party to bear their own legal costs

BUSINESS RATES

London Borough of Hackney

Interested parties are advised to make their own enquiries with the Local Authority

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