



**TO LET**

**14 Tandy Place, London,  
E20 3AS**

**2,302 to 2,303 sq ft**

**Corner ground floor  
premises with glazed  
return frontage and  
possible extraction**



**VIDEO TOUR**

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## Description

A return frontage unit on the junction of Tandy Place and Waterden Road, this ground floor unit offers 2,268 square feet of space and is ideal for a variety of restaurant, retail and leisure operators.

A new frontage has been installed and the unit has been finished to a good standard ready for tenant fit out, with new flooring, lighting and wcs

A new Lease will be available direct from the Landlord, all new Leases are subject to a minimum three month rent deposit and rent will be due quarterly in advance. Rent and Service Charge are both subject to VAT.

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## Location

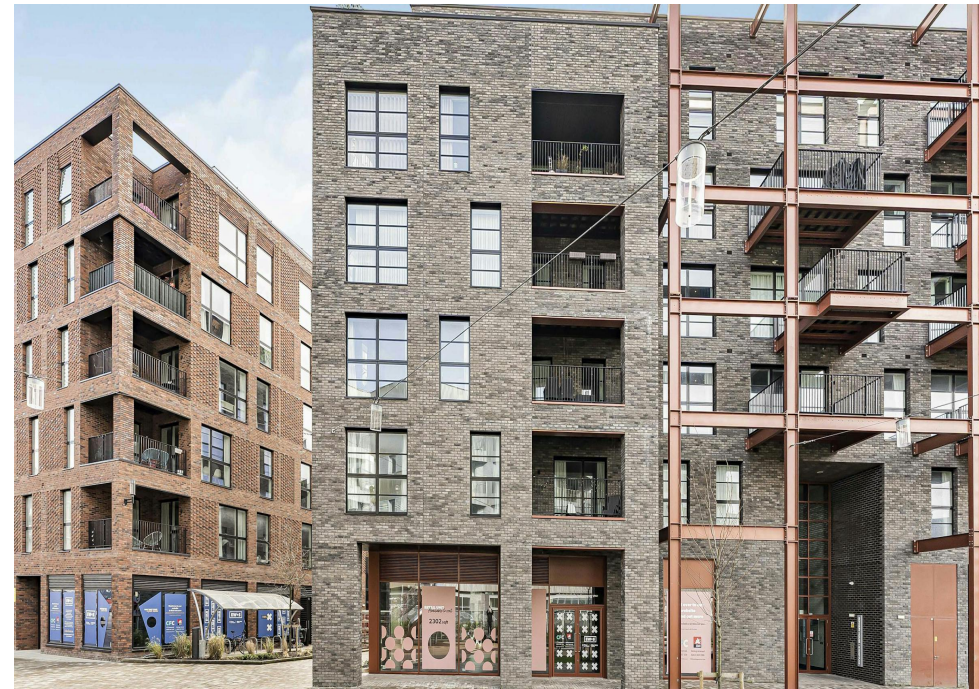
Situated within the new Eastwick & Sweetwater (EWS) development which bridges Hackney Wick and the Queen Elizabeth Olympic Park, the complex comprises a mix of 18 commercial spaces totalling just under 30,000 square feet of space alongside a growing residential community. Currently over 1,800 homes have been constructed, in addition to schools, nurseries and community hubs.

Occupying a prime position directly overlooking the children's play area, and virtually adjacent to the soon to be Tesco Express (opening 2023), the unit benefits from a good level of footfall being on the pedestrianised thoroughfare connecting East Bay Lane to Waterden Road, and at the very heart of EWS. Just over the canal is Hackney Wick Station which provides excellent transport links to Stratford and beyond. The area is transformed at weekends with regular markets, artist exhibitions and events, Hackney Wick is an exciting district which is constantly evolving.

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## Key points

- Ground floor unit - 2,302 square feet
- Open plan layout
- Internal courtyard location
- New lease - £68,000 per annum Rental exclusive
- Ideal for a variety of retail/leisure occupiers
- Glazed frontage







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## Accommodation

Name	sq ft	sq m	Availability
Ground	2,302	213.86	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£69,000 per annum
Rates	On application
Service Charge	£3,927 per annum
VAT	Applicable
EPC	B (48)

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## Viewing & Further Information



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