

**GROUND & LOWER  
GROUND  
RETAIL/CAFE UNIT  
FOR SALE**

**STONE STUDIOS  
HACKNEY WICK E9**

**4,812 SQ FT**

**BELCOR**


**CITY FRINGE REAL ESTATE**





## DESCRIPTION


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.


## AMENITIES

 Great Natural Light

 Excellent Transport Links

 Prominent Frontage

 7-Day Trade

 E-Class Use

## 7-DAY TRADE AT BRAND NEW/ GROUND & LOWER GROUND RETAIL UNIT



## LOCATION

This shell and Core Unit is located right by 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.

## AVAILABILITY

UNIT	SIZE (SQ FT)	RATES (PSF)	SERVICE CHARGE(PSF)
LG	2,755	TBC	TBC
G	2,057	TBC	TBC
<b>Total</b>	<b>4,812</b>		

## TRANSPORT

HACKNEY WICK  
Overground

Stratford  
Crossrail

## FOR SALE

£1,250,000

## TIMING

Available Now

## TENURE

Long Leasehold Interest, offered on the basis of a new 999-year long lease

## VAT

VAT is Not applicable

## VIEWINGS VIA JOINT AGENTS

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### BELCOR

020 7375 3444  
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www.belcor.london

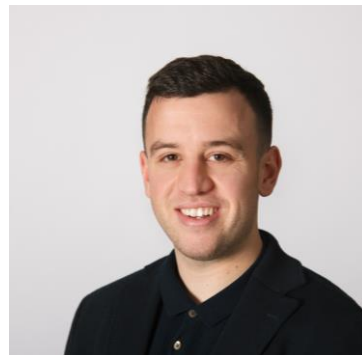
### STRETTONS

020 7375 1801

## TEAM

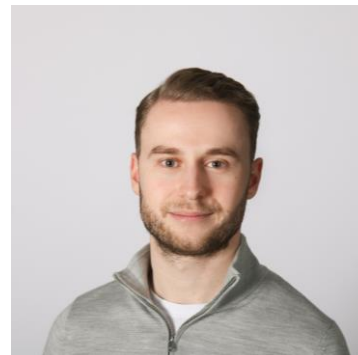
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### JAMES DOFFMAN AGENCY & INVESTMENT



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