

**FLEXIBLE WAREHOUSE
STYLE WORKSPACES
PERFECT FOR CREATIVE
OCCUPIERS**

**TRADESTARS
HACKNEY WICK E3**

BELCOR

CITY FRINGE REAL ESTATE

387 — 849 SQ FT



DESCRIPTION

Tradestars' Hackney Wick co-warehouse spaces for rent are private managed studios within their brand new London premises. Lots of amenities are available to all, such as private meeting rooms, photography/podcast studios as well as an on-site café and lounge area.

Spaces are available in a range of sizes and are ideally suited for use as a studio, e-commerce warehouse or creative workspace.

FLEXIBLE WAREHOUSE STYLE WORKSPACES PERFECT FOR CREATIVE OCCUPIERS



AMENITIES



24 HOUR ACCESS



24 HOUR SECURITY



BIKE RACKS



EXCELLENT NATURAL LIGHT



WAREHOUSE STYLE FEATURES



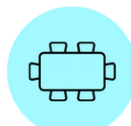
SHOWERS



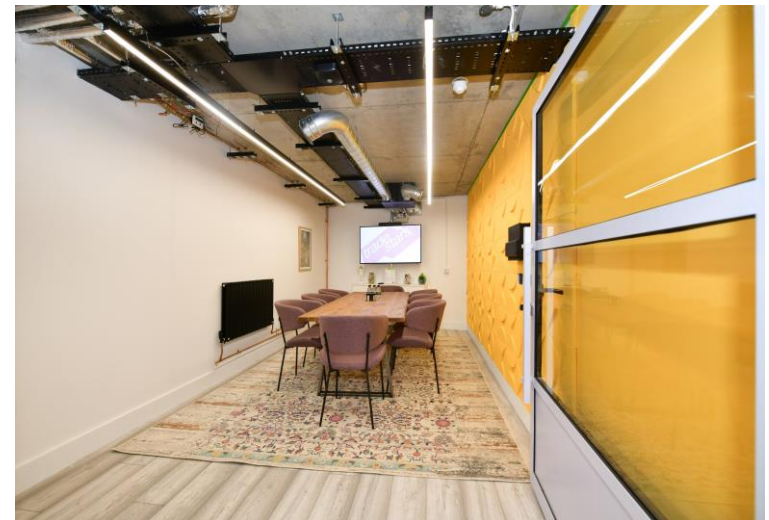
FIBRE OPTIC



LOADING FACILITIES



MEETING ROOMS



BELCOR

TRADESTARS
HACKNEY WICK, E3



TRANSPORT

Pudding Mill Lane - 14 mins



Hackney Wick - 14 mins



Bow Road- 20 mins



The premises is a short walk from Hackney Wick Overground Station, only one stop from Stratford Station which provides great links to The City (Central Line, DLR, TfL Rail and Greater Anglia). The premises benefits from being within easy access to Europe's largest shopping mall, Westfield Stratford.

LOCATION — 415 WICK LANE, E3 2JG



AVAILABILITY

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PCM)
D011	Ground	387	Available	£23,880	TBC	£160
E102	1 st	440	Available	£26,100	TBC	£175
G102	1 st + Mezz	486	Available	£27,720	TBC	£185
G104	1 st + Mezz	533	Available	£23,376	TBC	£156
A002	Ground	616	Available	£26,640	TBC	£178
E101	1 st	644	Available	£34,680	TBC	£230
E002	Ground	696	Available	£40,020	TBC	£265
D104	1 st	720	Available	£38,340	TBC	£255
G105	1 st + Mezz	740	Available	£38,640	TBC	£260
G101	1 st + Mezz	849	Available	£43,680	TBC	£290

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately.

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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