

**RENT ONLY £20 PSF IN YEAR 1!**



Commercial Property Advisers  
Chartered Surveyors

**COMMERICAL SPACE TO LET**

**2,500 - 7,105 SQ FT**

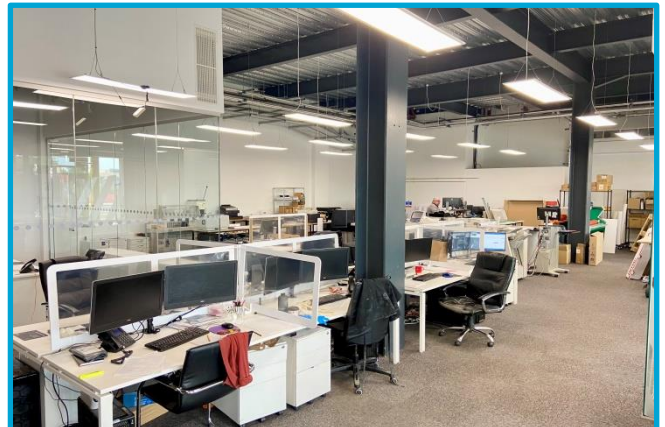
**STUDIO/OFFICE WITH EXCELLENT CEILING HEIGHTS**

**SELF-CONTAINED GROUND FLOOR**

**LOCATED ADJACENT TO QUEEN ELIZABETH OLYMPIC PARK**

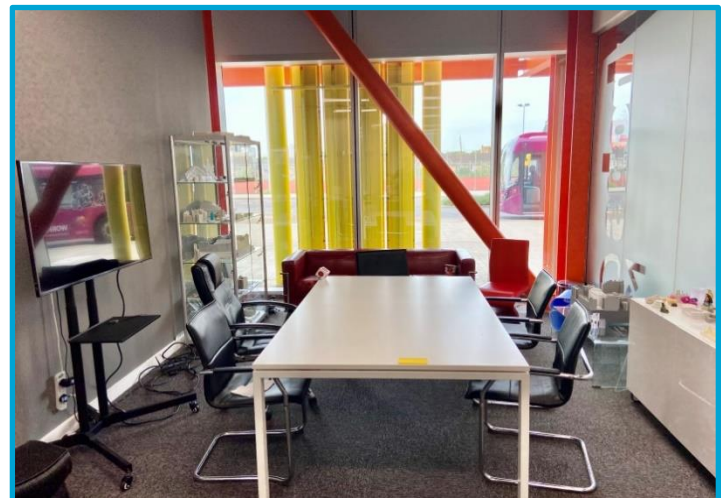
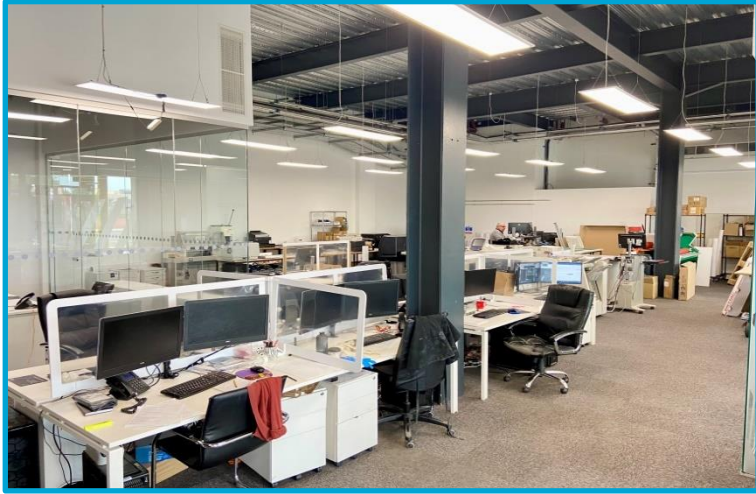


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**3 EAST BAY LANE, HERE EAST, LONDON, E20 3BS**





## Location

Getting to Here East is quick and simple. Stratford International and mainline stations are a 15 minute walk away or Here East provides a free shuttlebus, every 5 mins between the complex and stations at Stratford. Stratford offers the Jubilee and Central line, the DLR and the Overground allowing access to Liverpool St in 8 mins, Canary Wharf in 9 mins and Oxford Circus in 18 mins. The new Elizabeth/Crossrail Line provides faster connectivity through Central London and out to the West. Stratford International holds a DLR route to City Airport in 17 mins and a high speed link to St Pancras in 7 minutes.

A network of local cycle routes, on-site Cycle Hub for over 450 bikes, campus repair shop and bike rental make Here East perfect for cyclists. Hackney Wick is an 8 minute walk away and allows access to the London Overground line to Highbury & Islington in 12 mins. Here East is a thriving legacy of the 2012 Olympic Games, delivering on the bold ambition to create a technology cluster from the former Press & Broadcast Centres. The area is surrounded by 560 acres of the Queen Elizabeth Olympic Park whilst being positioned canal side next to the River Lea. A Tenant is spoilt for choice with a host of local bars, restaurants and gyms on the doorstep. Other occupiers at Here East include BT Sport, Studio Wayne McGregor, UCL, FIIT, Matches Fashion, Scope, APL Logistics and Quadient.

## Description

A self-contained business unit arranged over the ground floor as a mixture of good quality office space and studios/workrooms. The ground floor benefits from a large window frontage and floor to ceiling heights of 4.56M. The space is currently being used as part office/part studio/workrooms and this format can be retained or changed subject to terms. The floor can be split to provide anything from circa 2,500 – 7,105 square feet. The unit can be used for uses with Class B1 including offices, studio and light industrial. There is currently a 100mb lease line with Optimity and IP phones, server room, and network ports around the unit.

## Features Include

- ✓ Self-contained with own front door
- ✓ 1 private office and 2 meeting rooms
- ✓ Comfort Cooling
- ✓ 100mb lease line
- ✓ 4.56m ceiling height to underside of beams
- ✓ Extractor hood in the studio/workroom area
- ✓ Staff breakout area with a large kitchen
- ✓ Exposed services with LED lighting
- ✓ Furniture is available upon request
- ✓ Demised male and female WCs

## Accommodation

Floor	Sq Ft	Sq M
Ground (Part)	c. 2,500	232.26
Ground (Whole)	7,105	660.1
Total Net Internal Floor Area	7,105	660.1

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## Terms

EITHER: An assignment of the existing lease which expires on 08/11/32 at a current rent of £245,000 pax with a mutual break option on 07/11/27 OR: A sublease is also available with the **rent only £20 per square feet in year 1 subject to a minimum term certain of 3 years.**

## Rateable Value and VAT

Rateable Value is to be confirmed. The property is elected to tax for VAT.

## Service Charge

TBC

## Estate Charge

TBC

## Further Information & Viewings (via Sole Agents)



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