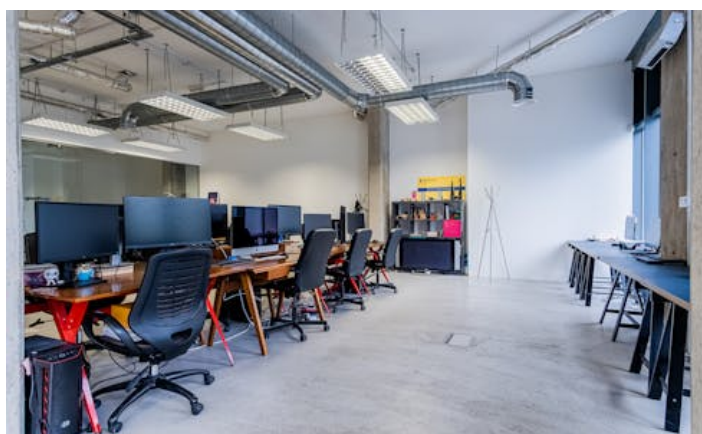


# ELLIS BROWN

## OFFICE TO LET / FOR SALE

Self-contained ground floor unit with two car parking spaces situated in landmark waterfront development.

Matchmaker's Wharf, Hackney Wick, E9 5FF  
1,400 sq ft



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1,400 sq ft

### Description

This self-contained, ground floor unit is set in the landmark waterfront development Matchmakers Wharf. The space benefits from 2x secure car parking spaces, generous floor to ceiling height, dual access double door entrances, air conditioning, a fitted meeting room and additional storage space.

### Location

Matchmakers Wharf is situated in a scenic location on Hackney Canal. A plethora of artisan restaurants, pubs and cafes are accessible via a short walk along the waterfront including The Breakfast Club, Gotto Trattoria, Randy's Wing Bar and The Lock Inn. There is an unrivalled amount of green space in the locality with Hackney Marshes directly opposite. Stratford Olympic Park is also close by.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - B1	1,400	130.06	£27.86	£600,000	£16.14	£3.57	£5,549.50	£66,594	Available
<b>Total</b>	<b>1,400</b>	<b>130.06</b>	<b>£27.86</b>		<b>£16.14</b>	<b>£3.57</b>	<b>£5,549.50</b>	<b>£66,594</b>	

### Features

2x secure car parking spaces  
Self contained  
Air conditioning  
Ground Floor  
Exposed services  
Picturesque location  
Generous floor to ceiling height  
Meeting room

### EPC

On application

### Terms

New lease available direct from the landlord.

### VAT

On application

### Contact

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