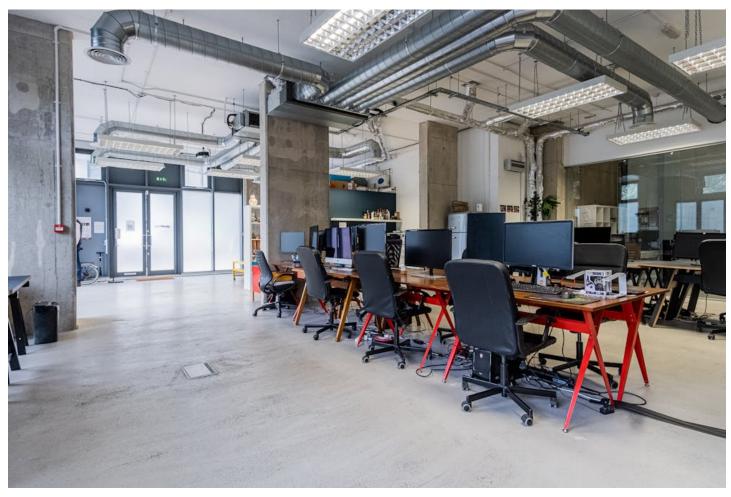
# **ELLIS BROWN**

### OFFICE TO LET / FOR SALE

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

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







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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Matchmaker's Wharf, Hackney Wick, E9 5FF 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.

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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	£19.50	£600,000	£16.14	£3.57	£4,574.50	£54,894	Available
Total	1,400	130.06	£19.50		£16.14	£3.57	£4,574.50	£54,894	

#### **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

Term

New lease available direct from the landlord.

VAT

On application

Contact

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