

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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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 - BI	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

Terms

New lease available direct from the landlord.

VAT

On application

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