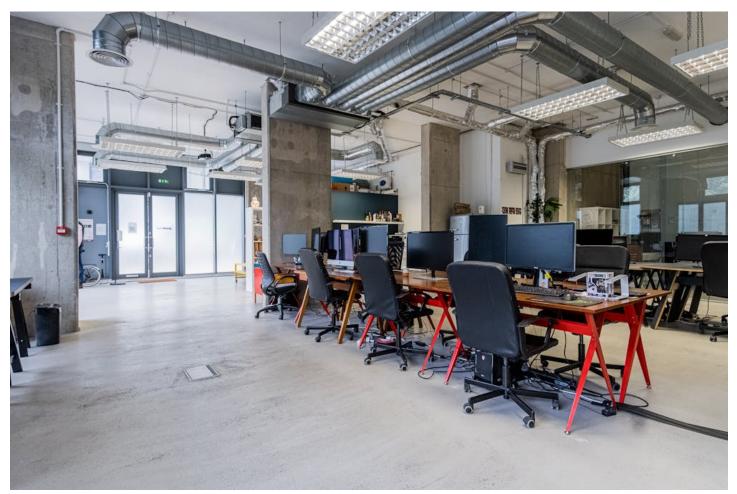
ELLIS BROWN

OFFICE TO LET / FOR SALE

Matchmakers 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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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)	e 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						EPC			
2x secure car parking spaces						On application			
Self contained									
Air conditioning						Terms			
Ground Floor						New lease available direct from the landlord.			
Exposed services									
Picturesque location						VAT On application			
Generous floor to ceiling height									
Meeting room									

Contact

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