

**FLEXIBLE WAREHOUSE
STYLE WORKSPACES
PERFECT FOR CREATIVE
OCCUPIERS**

**TRADESTARS
HACKNEY WICK E3**

BELCOR

CITY FRINGE REAL ESTATE

387 — 849 SQ FT



DESCRIPTION

Tradestars' Hackney Wick co-warehouse spaces for rent are private managed studios within their brand new London premises. Lots of amenities are available to all, such as private meeting rooms, photography/podcast studios as well as an on-site café and lounge area.

Spaces are available in a range of sizes and are ideally suited for use as a studio, e-commerce warehouse or creative workspace.

AMENITIES



24 HOUR ACCESS



24 HOUR SECURITY



BIKE RACKS



EXCELLENT NATURAL LIGHT



WAREHOUSE STYLE
FEATURES



SHOWERS



FIBRE OPTIC

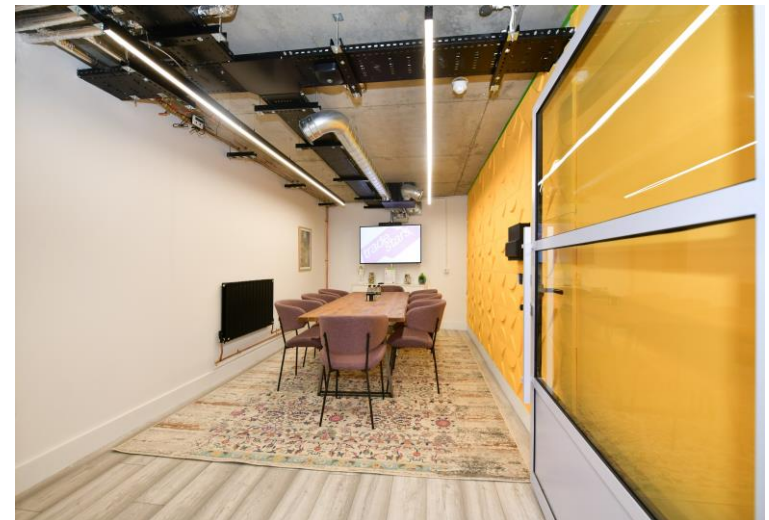


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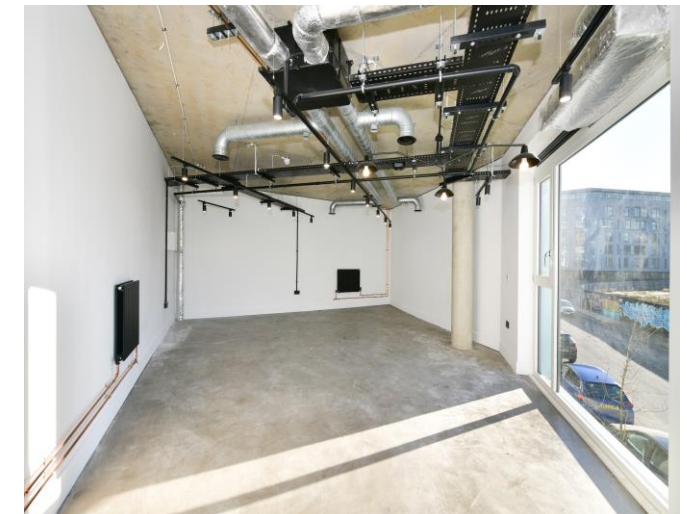
MEETING ROOMS

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BELCOR

TRADESTARS
HACKNEY WICK, E3



TRANSPORT

Pudding Mill Lane - 14 mins



Hackney Wick - 14 mins



Bow Road- 20 mins



AREA

The premises is a short walk from Hackney Wick Overground Station, only one stop from Stratford Station which provides great links to The City (Central Line, DLR, TfL Rail and Greater Anglia). The premises benefits from being within easy access to Europe's largest shopping mall, Westfield Stratford.

LOCATION — 415 WICK LANE, E3 2JG



AVAILABILITY

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PCM)	RATES (PSF)	SERVICE CHARGE (PCM)
E204	2 nd Floor	123	Available	£760	TBC	£60
E203	2 nd Floor	140	Available	£900	TBC	£70
D003	Ground Floor	154	Available	£1,065	TBC	£85
C106	Ground + Mezz	169	Available	£920	TBC	£75
G003	Ground	202	Available	£1,295	TBC	£105
D110	1 st Floor	204	Available	£1,275	TBC	£100
C104	Ground + Mezz	217	Available	£1,145	TBC	£90
D106	1 st Floor	223	Available	£1,200	TBC	£95
A001	Ground Floor	233	Available	£1,345	TBC	£105
D010	Ground Floor	251	Available	£1,290	TBC	£105
E201	2 nd Floor	286	Available	£1,575	TBC	£125
C005	Ground Floor	310	Available	£1,296	TBC	£104

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

AVAILABILITY

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PCM)	RATES (PSF)	SERVICE CHARGE (PCM)
D011	Ground Floor	387	Available	£1,990	TBC	£160
E102	1 st Floor	440	Available	£2,175	TBC	£175
G102	1 st + Mezz	486	Available	£2,310	TBC	£185
G104	1 st + Mezz	533	Available	£1,948	TBC	£156
A002	Ground Floor	616	Available	£2,220	TBC	£178
E101	1 st Floor	644	Available	£2,890	TBC	£230
E002	Ground Floor	696	Available	£3,335	TBC	£265
D104	1 st Floor	720	Available	£3,195	TBC	£255
G105	1 st + Mezz	740	Available	£3,220	TBC	£260
G101	1 st + Mezz	849	Available	£3,640	TBC	£290

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VAT

VAT is applicable

VIEWINGS VIA SOLE AGENTS

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