

AVAILABLE TO LET

Old Smokehouse

33-35 Monier Road, Hackney Wick, London, UK E3 2PR



Office for rent, 3,528 sq ft, £27.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/46667-old-smokehouse-33-35-monier-road>

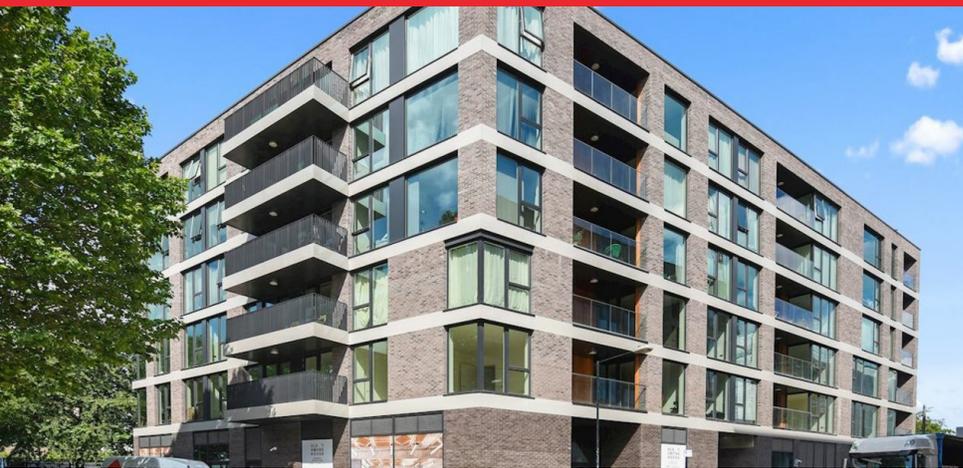
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3,528 sq ft of workspace located in Fish Island

Located within a 10 minute walk of Hackney Wick Overground Station and a short walk to Hackney Wick's renowned bars and restaurants. The workspaces are also located close to both Victoria and Queen Elizabeth parks, and the Hertford Union Canal.

The location provides quick transport links across London being just minutes away from Stratford Station, which will soon be connected to the Crossrail network. Hackney Wick Overground Station opens up links to central London such as King's Cross St Pancras and Liverpool Street being able to be reached within 20-22 minutes.

The commercial office units range from 645 sq ft - 3528 sq ft available in individual or combinable units on the ground floor. All units have access to neighbouring gym and concierge.

Highlights

- Interiors designed by Buckley Gray Yeoman
- Dedicated secure cycle storage and showers
- High speed internet: Hyperoptic with 1GB upload / download
- Floor to ceiling height: 4.2m
- Exceptional natural light with floor to ceiling windows
- Exposed concrete finishes
- Glass unit entrance double doors
- Contemporary suspended lighting
- Raised floor finishes in wood and steel

Property details

Rent	£27.50 psf
Est. S/C	£2.00 psf
Rates detail	TBC
Building type	Office
Size	3,528 Sq ft

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
A	Ground	1,435	£27.50	£2.00	£42,332.50	Available
B	Ground	645	£27.50	£2.00	£19,027.50	Available
D	Ground	1,448	£27.50	£2.00	£42,716.00	Available
Total		3,528			£104,076.00	

More information

[Visit microsite](#)

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Contact us

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