

HACKNEY WICK



Bagel Factory East

52 – 54 White Post Lane, Hackney Wick, E9 5LN

**BRAND NEW OFFICE
UNITS IN VARIOUS
SIZES IN THE BAGEL
FACTORY
DEVELOPMENT**

678 to 2,443 sq ft
(62.99 to 226.96 sq m)

- Excellent natural light
- Exposed concrete finishes
- Interiors designed by Buckley Gray Yeoman
- Opposite Hackney Wick station

Bagel Factory East, 52 – 54 White Post Lane, Hackney Wick, London, E9 5LN

Description

A newly constructed set of office studio units set on the first floor of the fantastic Bagel Factory development. With excellent ceiling heights, raised flooring, and outstanding communal facilities including a gym, concierge and landscaped courtyards with dedicated secure cycle storage and showers.

Location

Located just 50m from Hackney Wick overground station and a short walk to the Wick's renowned bars and restaurants. Also located close to both Victoria and Queen Elizabeth parks and the Hertford Union Canal. Just one stop from Stratford Station, which is one stop on the overground from London Liverpool Street which will soon be connected to the Crossrail network.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st – H	2,443	226.96	Available
1st – I	1,475	137.03	Available
1st – J	1,163	108.05	Available
1st – F	1,207	112.13	Available
Total	6,288	584.17	

Specification

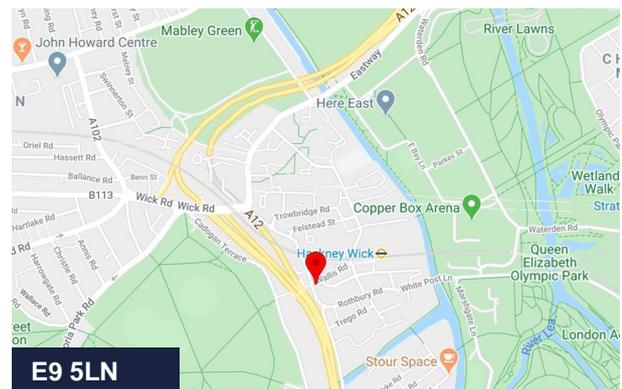
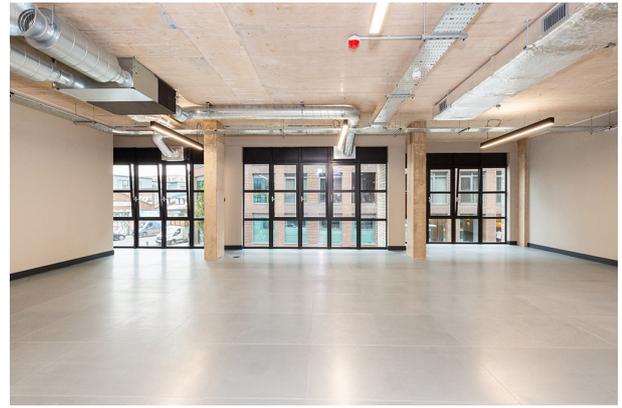
Excellent natural light with floor to ceiling windows
3.5m floor to ceiling height
Exposed concrete finishes
50m to Hackney Wick Station
High speed Hyperoptic internet
Interiors designed by Buckley Gray Yeoman

Viewings

Strictly via appointment

Terms

New leases direct from the freeholder



Summary

Available Size	678 to 2,443 sq ft
Rent	£35 per sq ft
Business Rates	TBC
Service Charge	£2 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



George Brereton
020 3911 3668 | 07766868692
georgeb@stirlingackroyd.com



Lucy Stephens
020 3967 0094
lucys@stirlingackroyd.com

Tom Schwier (Strettons)
02076140906 | 07583037559

Greg Corin (Belchak Corin & Co.)
020 7375 3444 | 07941 336899