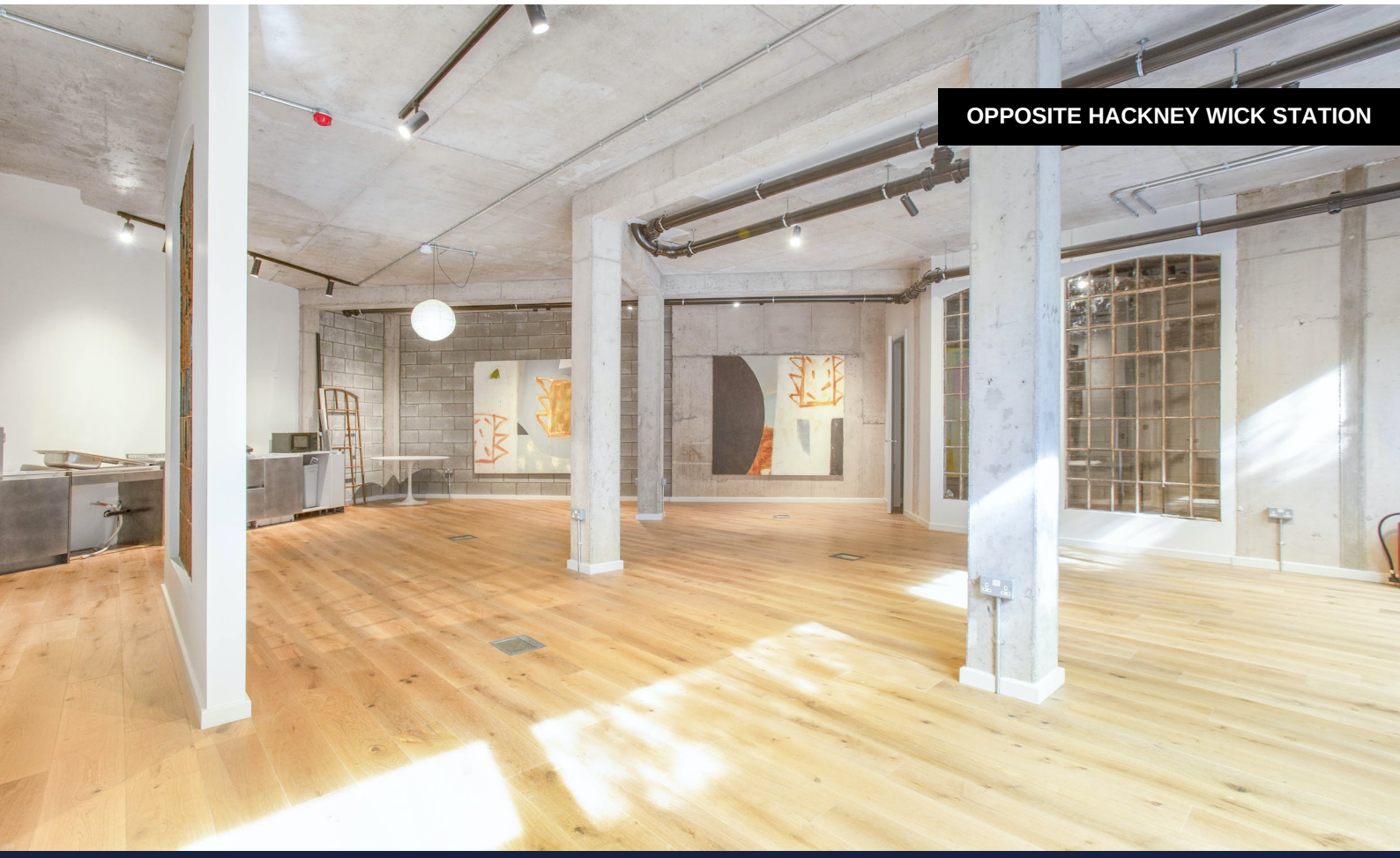
STIRLING ACKROYD

TO LET



Rubber Studios

59 Wallis Road, London, E9 5LH

Hackney Wick ground floor studio set within private gated courtyard

1,350 sq ft
(125.42 sq m)

- Fully glazed frontage
- Underfloor heating
- High Ceilings
- Air conditioning
- Fully DDA compliant
- Bicycle storage

Rubber Studios, 59 Wallis Road, London, E9 5LH

Description

Hidden behind a discreet gated entrance, Rubber Studios is a newly constructed mixed use development, the ground floor of which comprises 1350 sq ft of open plan studio space. With incredible attention to detail, every aspect of the design has been carefully considered from the underfloor heating, to the repositioning of the original crittal window frames to create bespoke meeting room partitions.

The occupiers will benefit from outside courtyard garden space, landscaped with bamboo planting, full height sliding glazed frontage, timber flooring and exposed concrete finishes to the walls and ceilings. With an open plan DDA compliant stainless steel kitchen, the majority of the space is open plan save one partioned meeting room, in addition there is wc and shower facilities,

Location

Situated less than 3 minutes walk from Hackney Wick station – the premises are ideally located for the amenities of Hackney Wick including the bars and restaurants of Wallis Road and King Edwards Street, including Crate Brewery, Cornerstone, The Lord Napier pub, Sainsburys Local and the newly opened cross fit gym at nearby Bagel Factory. Transport links are excellent, with Hackney Wick Overground Station being one stop from Stratford internationalm which is also home to Westfield Stratford which is one of Europe's largest shopping malls, providing various eateries, retailers, a cinema and other leisure operators.

Specification

Underfloor heating
Fresh air conditioning system
Timber flooring
Floorboxes
Fibre and power ready
Meeting room
DDA Compliant
Landscaped private courtyard
Secure bicycle storage
Secure gated development

Viewings

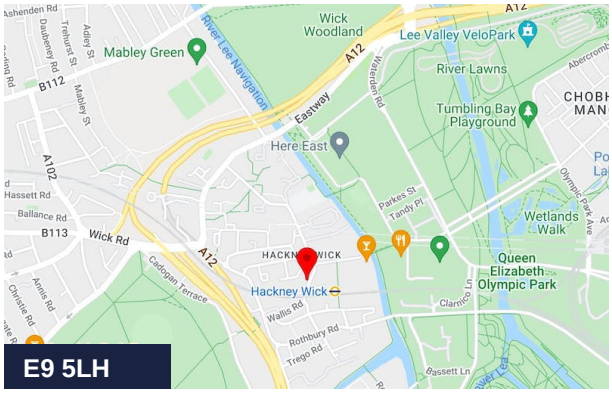
Via sole agents Stirling Ackroyd

Terms

A new lease by negotiation

Virtual Tour

https://view.ricohtours.com/4b75cfac-af88-4bce-a4c6-caf5284ed8c3?type=compact



Summary

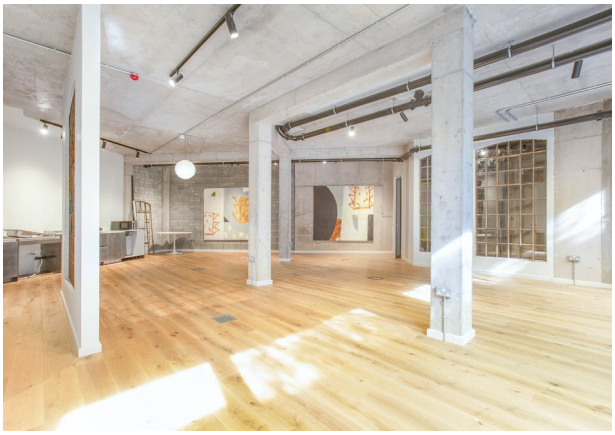
Available Size	1,350 sq ft
Rent	£43,000 Per annum
Business Rates	TBC
Service Charge	TBC
EPC Rating	Upon Enquiry

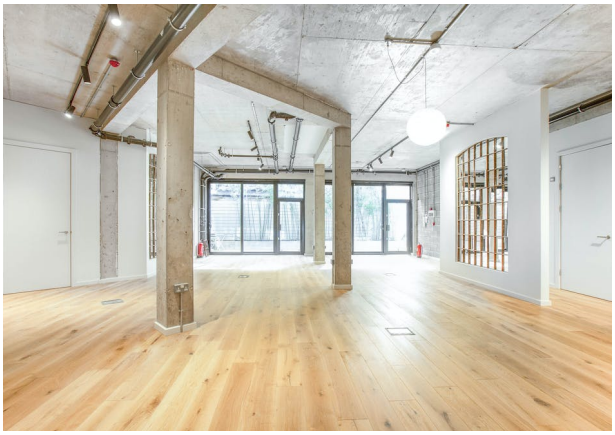
Viewing & Further Information

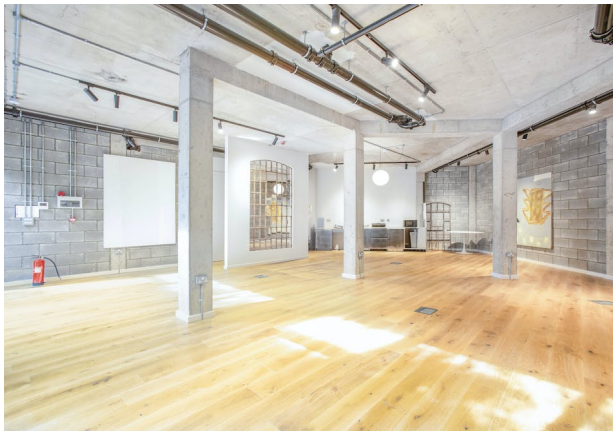
Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

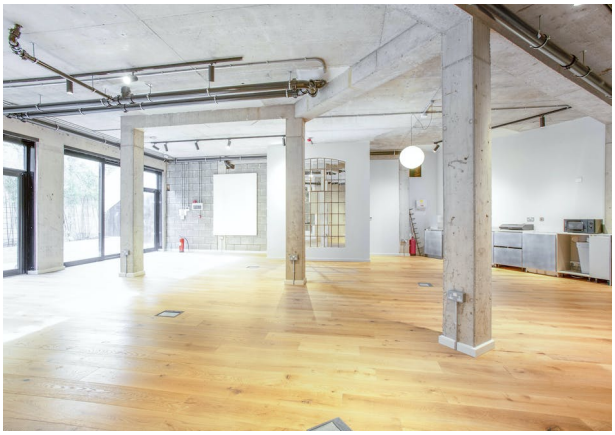
Joe Harris
020 3967 0103 | 07809091305
jharris@stirlingackroyd.com

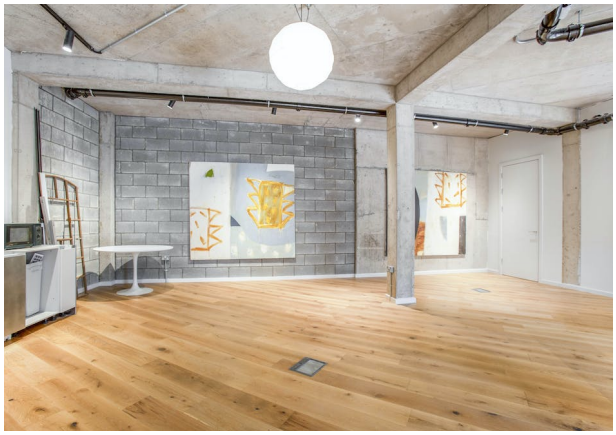
Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 02/03/2023

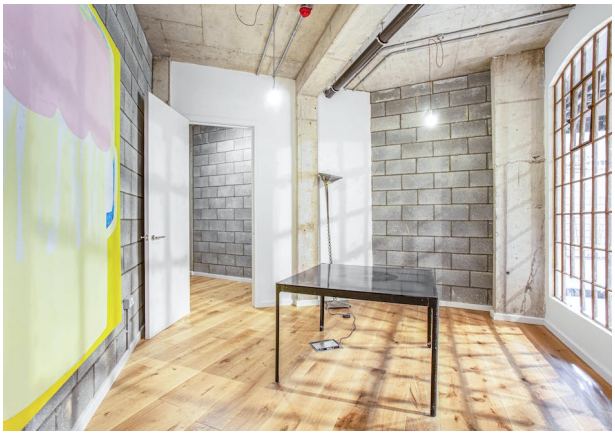


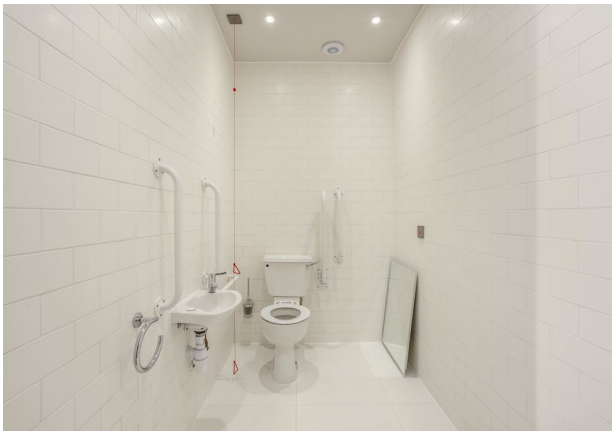












EXPERTS IN
MORTAR