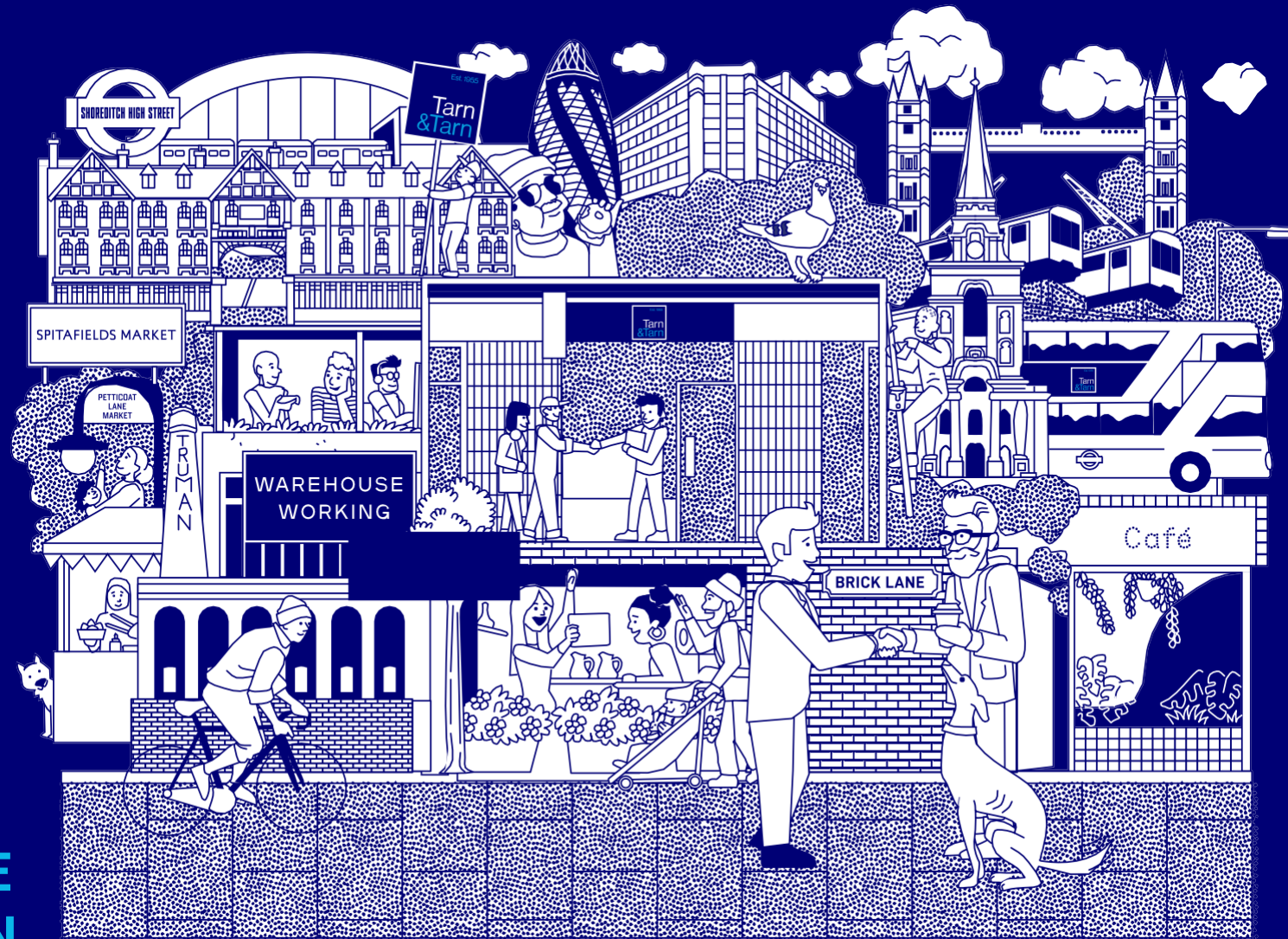


Est. 1955

Tarn &Tarn



UNIT 3 THE FORGE
58 DACE ROAD
HACKNEY WICK
E3 2NX

SELF-CONTAINED LIVE
WORK/WORKSPACE IN
HACKNEY WICK
4,406 SQFT

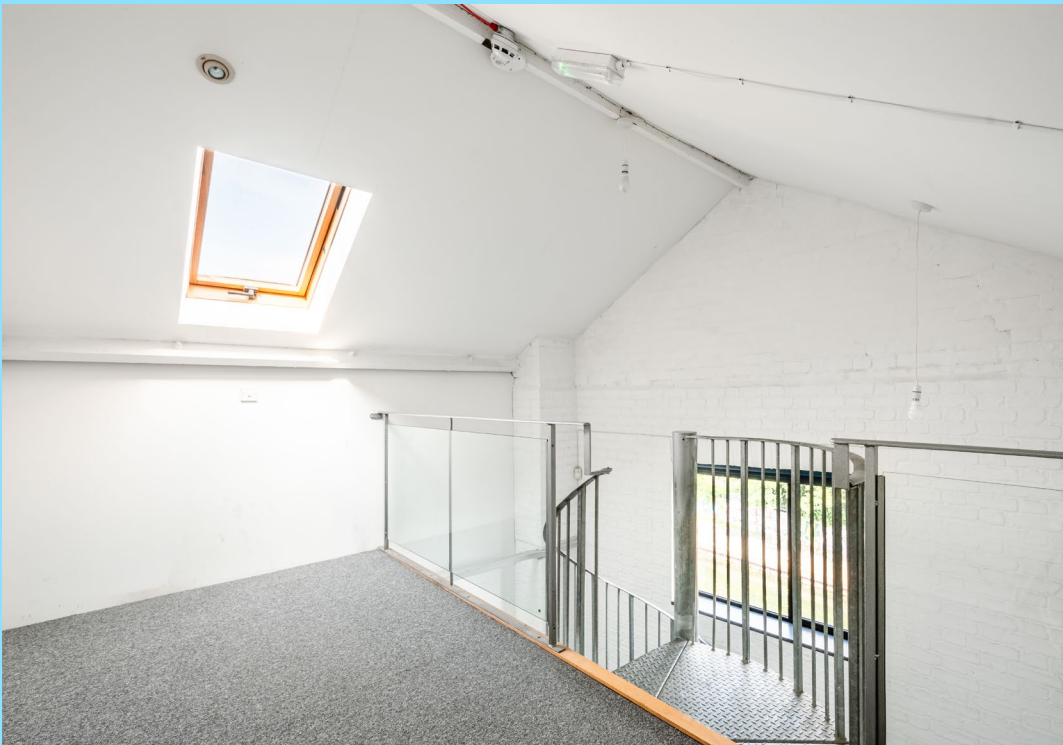
DESCRIPTION

The available accommodation consists of a self-contained, warehouse-converted studio/workspace that spans four floors, from the ground floor to the third floor. The unit boasts industrial character features, good natural light, allocated parking spaces, and an outdoor seating area with a view of the River Lee. The unit is ideal for businesses seeking a unique space in the East London area.

AMENITIES

- Industrial Character Features
- Self-Contained
- WC Facility
- Kitchen
- Shower Facility
- Parking Spaces
- Great Natural Light
- Outside Seating








LOCATION

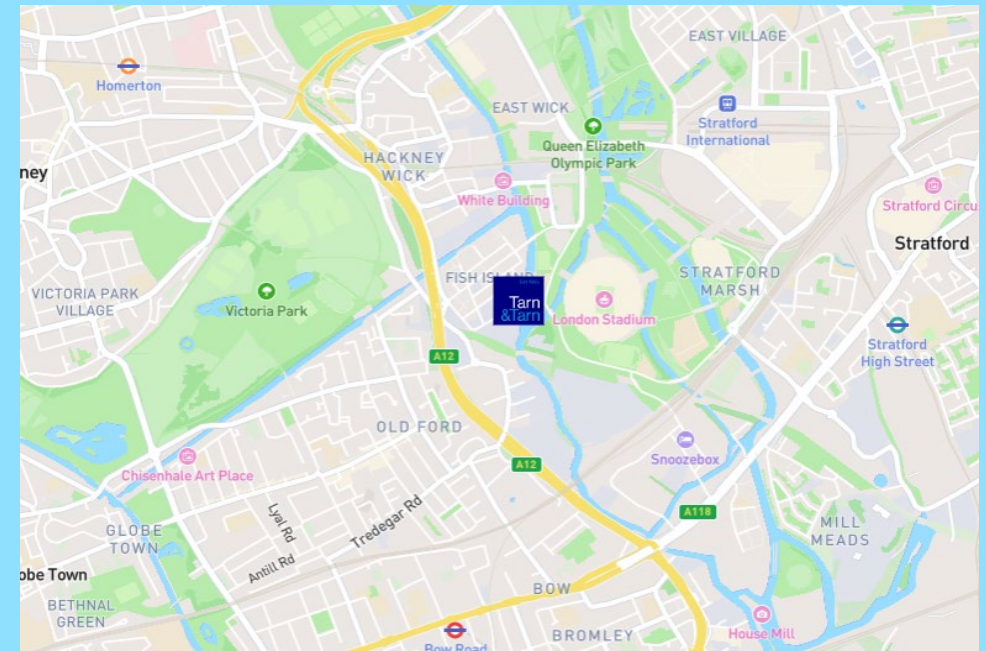
THE AREA

The building is situated on Dace Road, near the intersection with Bream Street. Hackney Wick is renowned for its thriving media and arts communities and is quickly emerging as one of London's most innovative and dynamic business hubs. The area also boasts a diverse range of amenities, including the Olympic Park, the two largest parks in East London, and the Regents Canal. The property is conveniently located within a 9-minute walk from Hackney Wick Station.



TRANSPORT

-  Hackney Wick (15-minute walk) – **Overground Line**
-  Stratford (25-minute walk) – **Central, Jubilee, Overground, Elizabeth, DLR, International Line** and National Rail Services
-  Bow Road (27-minute walk) – **District & Hammersmith Line**



ACCOMMODATION

FLOOR	SQ FT	SQM
Ground Floor	2,135	198.35
1 st Floor	1,040	96.62
2 nd Floor	1,039	96.53
3 rd Floor	192	17.84
TOTAL	4,406	409.34

SUMMARY

Available size	4,406 sq ft
Rent	£19.97 per sqft
Business Rates	TBC
Service Charge	£2.30 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	D

BUILDING INSURANCE

Included in the Service Charge

TERMS

A new FRI Lease to be contracted outside the provisions and security of the Landlord and Tenant Act 1954.

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**