

ASSIGNMENT OF THE EXISTING LEASE

Unit 2 & 3 , 61 Wallis Road

Hackney Wick, London



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



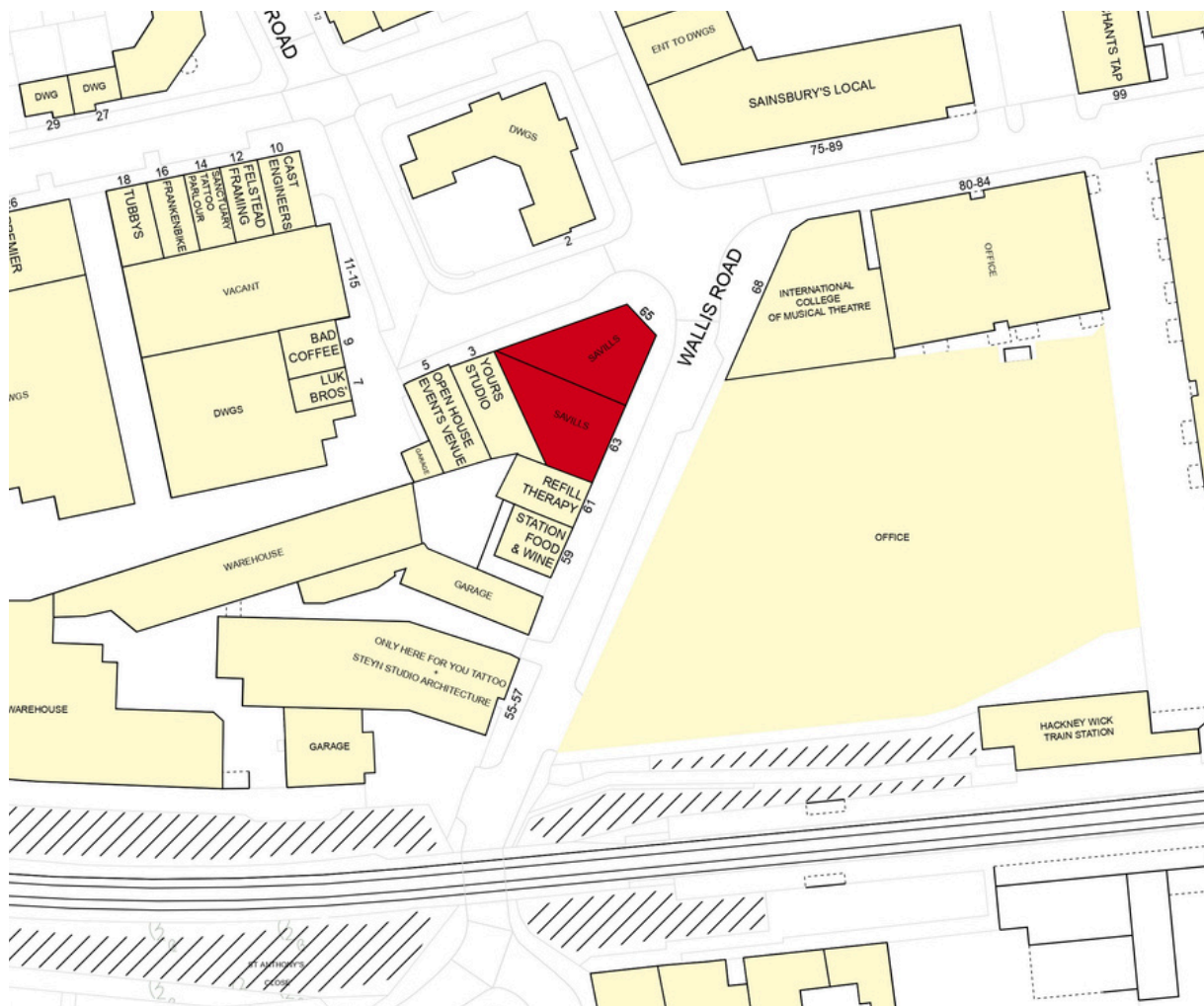
Location

The subject premises are located in the heart of Hackney Wick, a vibrant neighbourhood known for its industrial charm and artistic energy. Positioned on a prominent corner, the unit benefits from excellent visibility and footfall. It is very close to Hackney Wick Station, offering easy access via the Overground and strong connections to Stratford and Central London.

Accommodation

The premises offer the following approximate net internal floor area, with the flexibility to split the unit if required. The property benefits from three window frontages on each side of the prominent corner position, providing excellent natural light and visibility.

Ground Floor:	1,722 sq ft	159 sq m
Total:	1,722 sq ft	159 sq m



Viewing & further information

Strictly by prior arrangement only with:

Dylan Pethard

dylan.pethard@savills.com
+44 (0) 7812 422 742



Rent

£57,500 per annum.

Service Charge

Upon request.

Tenure

The premises are available by way of an assignment of the existing lease, which is contracted inside the Landlord and Tenant Act 1954. The lease expires on 17th September 2027, premiums welcome.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

Rateable Value (2023) £56,000

Rates Payable (2025/26): £33,432

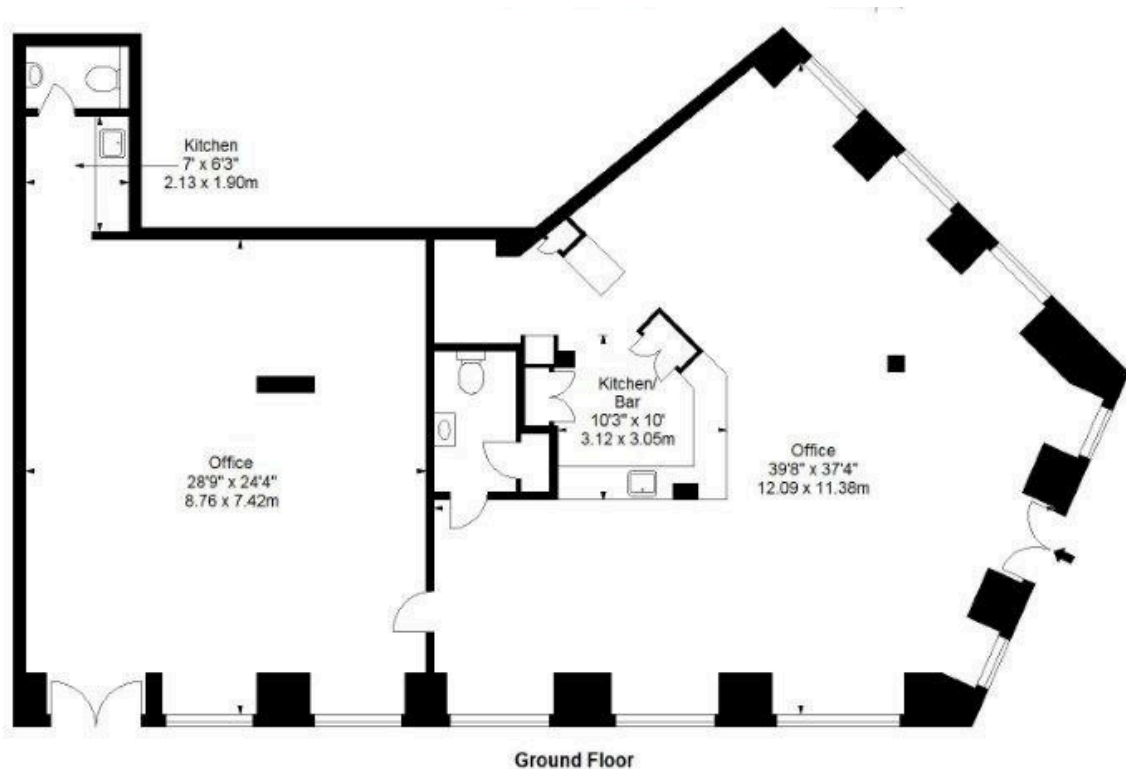
The potential occupier may benefit from rates relief following the latest Government announcement.

Interested parties are advised to make their own enquires with the local rating department.

Further details are available at www.voa.gov.uk

EPC

A valid EPC for this property can be made available upon request.




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