



TO LET

**8 Parkes Street, London,
E20 3AJ**

2,260 sq ft

Commercial duplex
corner unit



VIDEO TOUR

stirlingackroyd.com



Description

This office unit offers 1,935 square feet of space over ground floor and first floors with potential access to a roof terrace.

The open-plan layout, currently in shell/core condition is ready for tenant fit out. A new frontage has recently been installed and provides excellent visibility to Parke St and the surrounding buildings, tenants of which include V&A East and Storehouse museum which is due to open in 2025.

New Lease will be issued direct from the Landlord. All new Leases are subject to a minimum three month rent deposit and rent will be due quarterly in advance. Rent and Service Charge are both subject to VAT.

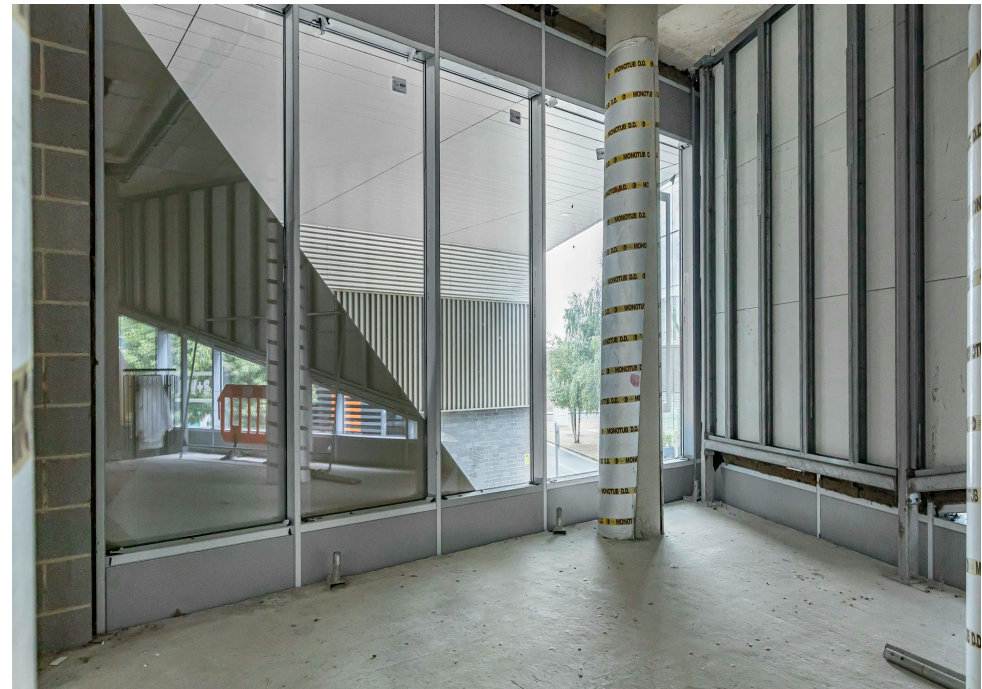
Location

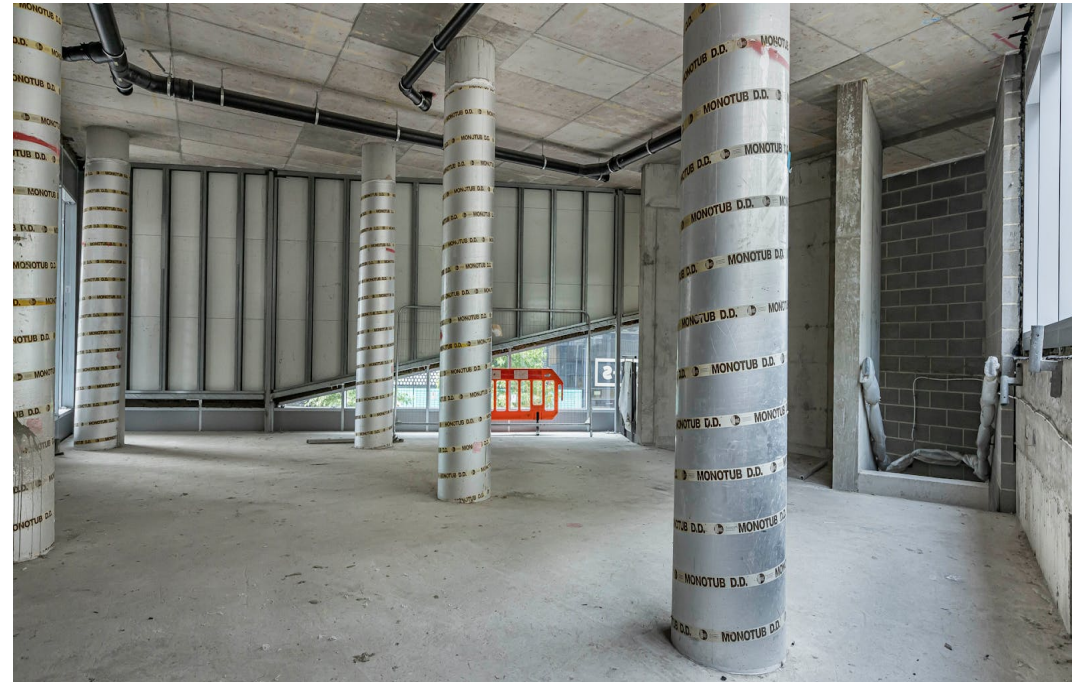
Situated within the new Eastwick & Sweetwater (EWS) development which bridges Hackney Wick and the Queen Elizabeth Olympic Park, the complex comprises a mix of 18 commercial spaces totalling just under 30,000 square feet of space alongside a growing residential community. Currently over 1,800 homes have been constructed, in addition to schools, nurseries and community hubs.

8 Parkes Street is situated on the northern side of EWS, facing the Here East development. Just over the canal is Hackney Wick Station which provides excellent transport links to Stratford and beyond. The area is transformed at weekends with regular markets, artist exhibitions and events, Hackney Wick is an exciting district which is constantly evolving.

Key points

- 2,260 square foot duplex over ground floor and first floor
- Rental - £30 psf / £58,000 per annum exclusive
- Ready for tenant fit out
- Open plan layout
- New Lease
- Potential access to roof terrace





Accommodation

Name	sq ft	sq m	Availability
Ground	1,130	104.98	Available
1st	1,130	104.98	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£58,000 per annum
Rates	On application
Service Charge	£3,516 per annum
VAT	On application
EPC	B (42)

Viewing & Further Information



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