



**TO LET**

**12 Tandy Place, London,  
E20 3AS**

1,189 sq ft

Retail/Office unit



**VIDEO TOUR**

**stirlingackroyd.com**



---

## Description

A courtyard location on Tandy Place, this ground floor unit offers 1,189 square feet of space and is ideal for a variety of retail/office occupiers (please note restaurant/take-away food use is not permitted).

Benefitting from an already fitted shop front the open-plan layout, currently in shell/core condition, is ready for tenant fit out. A new Lease will be available 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.

Occupying a prime position directly overlooking the children's play area, and virtually adjacent to the soon to be Tesco Express (opening 2023), the unit benefits from a good level of footfall being on the pedestrianised thoroughfare connecting East Bay Lane to Waterden Road, and at the very heart of EWS. 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

- Ground floor unit - 1,189 square feet
- Internal courtyard location
- Open plan layout
- Ready for tenant fit out
- New Lease
- New frontage due to be installed
- Ideal for a variety of retail/office occupiers





---

## Accommodation

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 1,189 | 110.46 | Available    |

---

## Rents, Rates & Charges

|                |                   |
|----------------|-------------------|
| Lease          | New Lease         |
| Rent           | £35,500 per annum |
| Rates          | On application    |
| Service Charge | £2,201 per annum  |
| VAT            | On application    |
| EPC            | B (50)            |

---

## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@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 20/09/2024