



**TO LET**

**15 Copper Street,  
London, E20 3AW**

1,282 sq ft

Office/Retail unit in new  
Hackney Wick village



**VIDEO TOUR**

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## Description

This ground floor unit offers 1,282 square feet of space and is ideal for a variety of retail sectors and also office users. Please note, this unit does not allow for restaurant/food take away use - catering extraction not permitted.

The unit will be handed over in shell/core condition and is ready for tenant fit out. A new frontage is due to be installed in November 2023.

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.

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## Location

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

Directly opposite the unit is the Copper Box Arena, home to London Lions basketball team and the third largest arena in London. 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.

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## Key points

- Ground floor - 1,282 square feet
- Located opposite the Copper Box Arena
- Open plan layout
- Ideal for retail/office occupiers
- New Lease - £38,000 per annum exclusive
- Ideal for a variety of retail/office occupiers





## Rents, Rates & Charges

Lease	New Lease
Rent	£38,000 per annum
Rates	On application
Service Charge	£2,092 per annum
VAT	On application
EPC	B (39)

## Viewing & Further Information



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