



AVAILABLE TO LET

Bagel Factory West, Unit B

24-26 Rothbury Road, Hackney Wick, London, UK E9 5HA



Office for rent, 3,547 sq ft, £35.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/46929-bagel-factory-west-unit-a2-24-26-rothbury-road>

Lucy Stephens
lucys@stirlingackroyd.com

George Brereton
georgeb@stirlingackroyd.com

Bagel Factory West, Unit B

24-26 Rothbury Road, Hackney Wick, London, UK E9 5HA

To request a viewing call us on 0203 911 3666



3,547 sq ft Ground Floor Office Space In Bagel Factory West - Part Of The Large Bagel Factory Island Scheme

The Bagel Factory West is located on both Rothbury Road and White Post Lane forming part of the large Bagel Factory island scheme. The development is less than 1 minutes' walk from Hackney Wick Overground Station which is one stop from Stratford international and domestic stations offering one of the best connected stations in London with services via the new Crossrail (Elizabeth Line), Eurostar, Overground, Underground (Central Line), DLR and Mainline.

The premises is amongst Hackney Wick's leading occupiers such as Crate Brewery, Stour Space & The Yard Theatre and benefits from being within a short walking distance from Westfield Stratford, providing various eateries, retailers, a cinema and other leisure operators.

Situated within a new mixed use development designed by leading architects Hawkins Brown, comprising a variety of high quality modern self-contained media style office units arranged on ground floor set around a private tenant's courtyard. The units benefit from floor to ceiling windows, 3m plus ceiling heights throughout, contemporary lighting, exposed concrete finishes, excellent bike storage, modern WC's and showers.

Highlights

- Interiors designed by Buckley Gray Yeoman
- On site gym, concierge and landscaped courtyards
- Dedicated secure cycle storage and showers
- High speed hyperoptic internet
- 3.5m floor to ceiling heights
- Excellent natural light with floor to ceiling windows
- Exposed concrete finishes
- Contemporary suspended lighting

Property details

Rent	£35.00 psf
Est. S/C	£2.00 psf
Building type	Office
Size	3,547 Sq ft

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
B	Ground	3,547	£35.00	£2.00	£131,239.00	Available

* All sizes NIA

More information

[Visit microsite](#)

<https://www.realla.co.uk/m/46929-bagel-factory-west-unit-a2-24-26-rothbury-road>

Contact us

Stirling Ackroyd
40 Great Eastern Street, London EC2A 3EP
www.stirlingackroyd.com/commercial
0203 911 3666
commercial@stirlingackroyd.com
@Stirling_London
facebook.com/StirlingAckroyd/

Lucy Stephens
Stirling Ackroyd
02039113667
lucys@stirlingackroyd.com

George Brereton
Stirling Ackroyd
0203 911 3668
georgeb@stirlingackroyd.com

Samantha-Jo Roberts
Stirling Ackroyd
0203 911 3672
samanthajor@stirlingackroyd.com

Brett Sullings
Stirling Ackroyd
020 7549 0634
bretts@stirlingackroyd.com

07/02/2020 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 (and their Joint Agents) make no representation or warranty, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not 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.