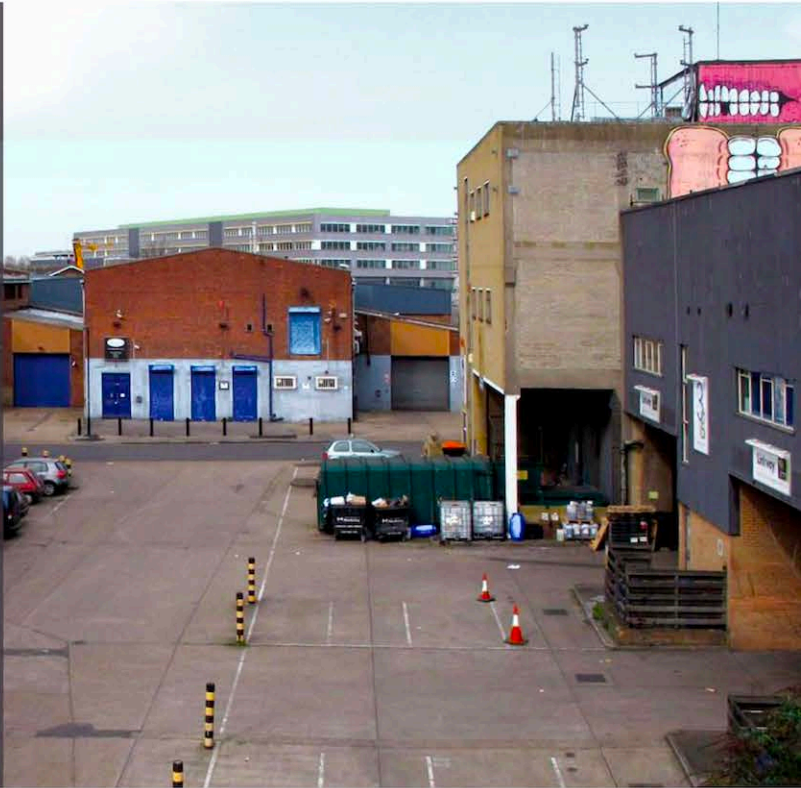


INDUSTRIAL
SPACE

TO LET

MAIN YARD,
HACKNEY,
LONDON



ADDRESS AND SIZE

Hackney, London, E9 5LN

Units available varying between 5,200 - 6,500 sq ft

SUMMARY

Main Yard in Hackney is a fully diverse estate offering both industrial and workshop units set around a central yard.

VIEWING

Arrange a viewing with one of our experienced agents using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

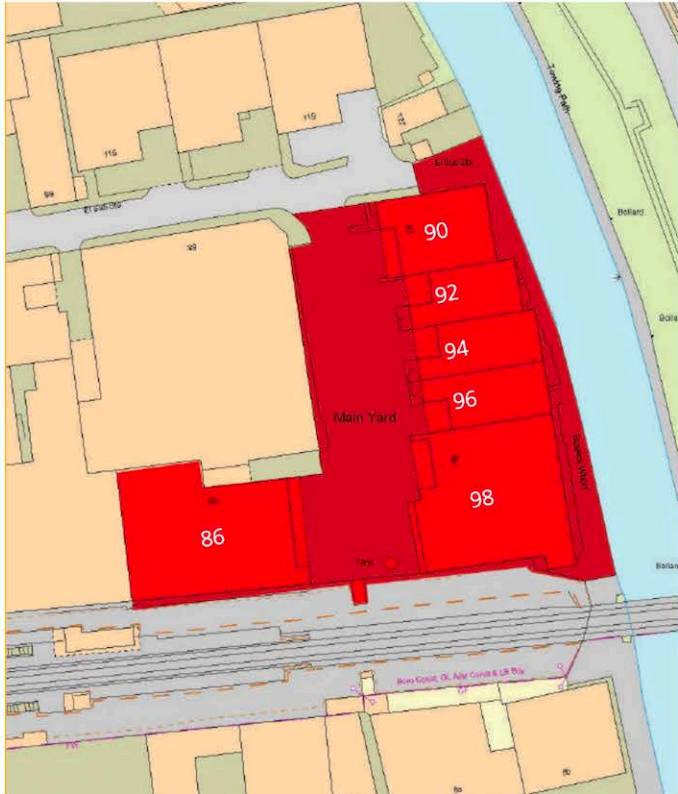
GET IN TOUCH

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High value, low cost, flexible business
space to let throughout the UK



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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High value, low cost, flexible business space to let throughout the UK

DESCRIPTION

Main Yard in Hackney is a fully diverse estate offering both industrial and workshop units set around a central yard. Three main blocks offer a mix of space across three floors, some areas of which possess extra features such as loading bays, goods lifts and parking. Main yard is well connected via road links in an established industrial location. To the rear of the estate is the River Lee, on the other side of which is the Olympic Park.

LOCATION

The Main Yard is well connected with a number of diverse road links, including close access to the A12 linking to the North Circular and the M25. The former also links with the A11, which is a major arterial route into the city. Public transport is also excellent. The property is approximately 200 m from Hackney Wick railway station, which provides overground train routes to Stratford. The venue is only 12 miles to London city centre, so is ideal for a firm seeking London access without the higher rates.

UNIT SIZES

| | Sq ft | Sq m |
|-----------------------------|-------|------|
| 96 A Ground and first floor | 6,500 | 600 |
| 90 A First floor | 5,200 | 480 |
| 90 B Second floor | 5,200 | 480 |

FEATURES

- Adjacent to the A12 Blackwall Tunnel
- 1 mile to Bow Interchange (A11)
- 4 miles to London City Centre
- Within established industrial area
- Raised loading bays
- Demised car park
- Large concrete yard
- Adjacent to Olympic Park

LEASE TERM

Flexible lease terms are available on application

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014