



**STIRLING
ACKROYD**

TO LET

**5 Hancock Road,
London, E3 3DA**

1,808 sq ft

**Versatile Creative studio
available in trendy East
London!**



stirlingackroyd.com

Description

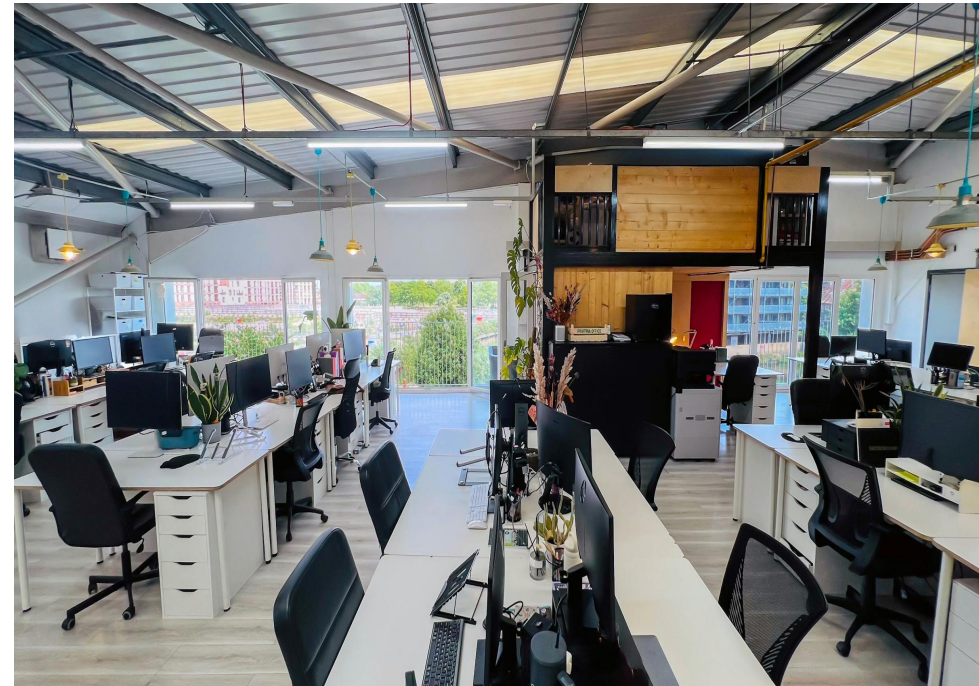
Looking for a versatile creative studio in East London? This space is based in a vibrant, community-focused building designed for creatives, entrepreneurs, artists and startups.

With two types of customisable workspaces available this is the perfect spot to grow your projects and connect with like-minded people.

Benefiting from a bright and versatile space, alongside a creative community atmosphere, allowing occupants to network with other professionals. Alongside excellent transport links, affordable rental terms, access to shared kitchen, breakout areas, and facilities.

Key points

- Meeting room and pods
- Disabled Access
- Onsite Parking & High speed Wi-Fi
- Communal Lounge and Resident Events
- Access Controlled Entry System & CCTV
- Site Wide Amenities, Goods Lift & Post Room
- General, Recycling, and Food Waste Disposal
- Photography Studio, Coworking Area, Wellness Centre



Location

Located in East London, just off the A12 between Stratford, Hackney Wick and Mile End, it offers convenient access to the City and other parts of London, while being part of an established creative area.

The site is well connected by public transport, with Bow Road station (District and Hammersmith & City lines) and Bow Church DLR both a 5 minute walk away. Mile End station (Central Line) is a 10-minute walk, and Stratford station - served by the tube, rail, DLR and Elizabeth line is 10 minutes away by bus or bike, with cycle routes and multiple bus routes nearby.

Central London is just 15 minutes away and major transport hubs like Liverpool Street, Canary Wharf and Kings Cross can be reached in c.10 minutes.

Transport Links



Bromley-by-Bow 0.2 Miles



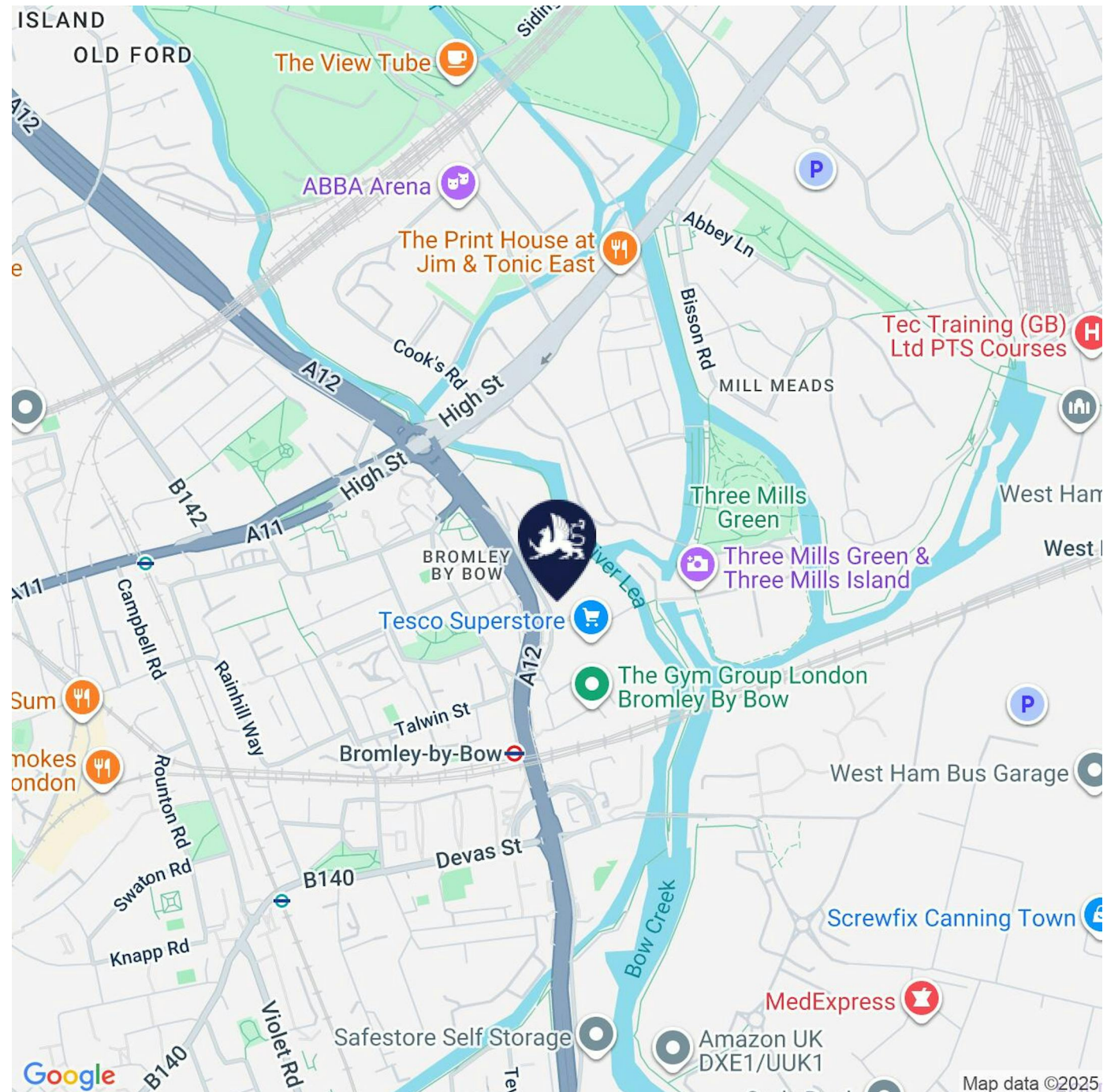
Bow Church 0.4 Miles



Devons Road 0.5 Miles



Pudding Mill Lane 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Suite - Office 5	1,808	167.97	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£3,000 per month
Rates	£1,341.06 per month
Service Charge	£334.81 per month Estimated Utilities: £452.00 + VAT
VAT	Applicable
EPC	On application

Viewing & Further Information



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