

TO LET

£750 Per Calendar Month

Studio F, Autumn Yard Studios, 39 Autumn Street, London, E3 2TT



- Creative / Artist Studio
- Established Commercial Location
- 24/7 Access
- Mezzanine Installed Over Part
- NIA - 28 sq m (300 sq ft)
- Canal Side Terrace
- High Speed WIFI
- Suitable For a Variety of Uses (STP)

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Wellington Circus
Nottingham
NG1 5AL

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**Commercial
List**



LOCATION

The property is located on Autumn Yard Studios which is accessed via Autumn Street off the Blackwall Tunnel North Approach (A12), approximately 7 miles east of London city centre. Occupiers within the immediate vicinity include Ten Ton Films, Boardroom Audios and MVB Studios. The wider area is of mixed use comprising a variety of residential, shops, commercial units, café's and restaurants. The building is located near the A12, A11 and a 15 minute walk to Hackney Wick station.

Hackney Wick is in the London Borough of Hackney, located approximately 21 miles south east of Watford, 51 miles south of Cambridge and 42 miles west of Southend-on-Sea.

DESCRIPTION

This unit is of traditional brickwork construction under a mono pitched roof. The demise comprises an open plan storage / office space with mezzanine installed over part creating further storage / office accommodation. Autumn Yard Studios benefits from 24/7 access, high speed WIFI, a large canal side terrace and communal W.C and kitchen facilities.

Please note the property would be suitable for a variety of different uses, subject to the necessary planning consents.

ACCOMMODATION

We have been informed that the net internal floor area is as followed;

Ground floor - 17 sq m (182 sq ft)

Mezzanine - 11 sq m (118 sq ft)

Total NIA - 28 sq m (300 sq ft)

SERVICES

We understand that mains gas and electricity are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £7,100

The property should be eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The premises is available TO LET on a flexible term to be negotiated at an asking rent of £750 per calendar month.

Please note there is a service charge payable on the estate. Please contact the agent for further information.

EPC

Energy rating - E

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

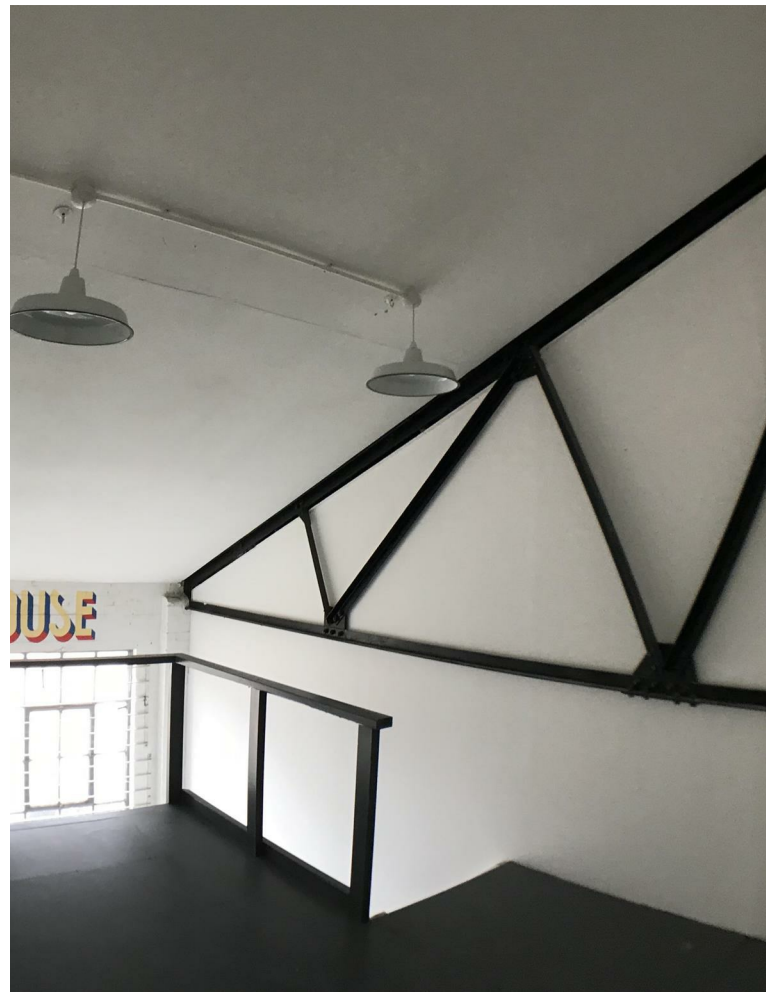
For an appointment to view or further information please contact;

Commercial List

e: enquiries@commercialist.co.uk t: 0115 784 3525

AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.