



## Unit 3 The Forge

58 Dace Road, Hackney Wick, London, E3 2NX

### Self Contained Studio/Office in Hackney Wick

**4,406 sq ft**  
(409.33 sq m)

- Industrial Character Features
- Self Contained
- WC Facility
- Parking Spaces
- Good Natural Light
- Outside Seating

# Unit 3 The Forge, 58 Dace Road, Hackney Wick, London, E3 2NX

## Summary

Available Size	4,406 sq ft
Rent	£110,150 per annum
Business Rates	TBC
Service Charge	£7,350.66 per annum
Estate Charge	N/A
EPC Rating	D

## Description

The available accommodation consists of a self-contained, warehouse-converted office/studio that spans four floors, from the ground floor to the third floor. The unit boasts industrial character features, good natural light, allocated parking spaces, and an outdoor seating area with a view of the River Lee. The unit is ideal for businesses seeking a unique space in the East London area.

## Location

The building is situated on Dace Road, in close proximity to the intersection with Bream Street. Hackney Wick is renowned for its thriving media and arts communities and is quickly emerging as one of London's most innovative and dynamic business hubs. The area also boasts a diverse range of amenities, including the Olympic Park, the two largest parks in East London, and the Regents Canal. The property is conveniently located within a 9-minute walk from Hackney Wick Station.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,135	198.35
1st	1,040	96.62
2nd	1,039	96.53
3rd	192	17.84
Total	4,406	409.34

## Viewings

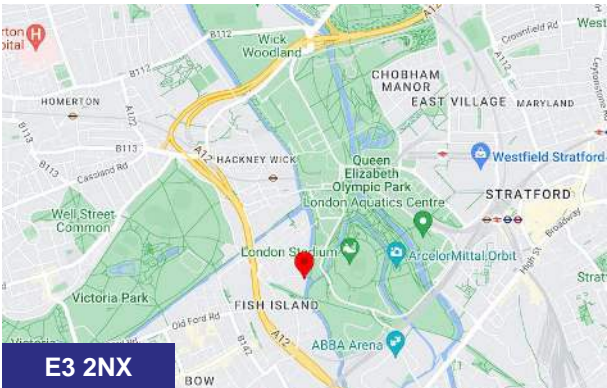
Strictly by Appointment only.

## Terms

A new FRI lease to be contracted outside the provisions and security of the Landlord and Tenant Act 1954.

## VAT

Not Applicable



## Viewing & Further Information

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