

Tarn
&Tarn

**VERSATILE E-CLASS
SPACE IN THE HEART
OF BOW
1,808 FT²**



DESCRIPTION

The available accommodation is a self-contained E-Class unit located on the 1st floor within the MAKE IT Bow building. The space benefits from excellent ceiling height and abundant natural light, along with high-speed internet connectivity. Occupiers will also have access to a range of communal amenities, including meeting rooms, kitchenette, meeting pods, WC facilities, on-site parking, and 24-hour secure access. A goods lift and professional on-site management are also provided. With its versatile layout and features, this unit is ideal for a variety of businesses—from private gyms to creative agencies—seeking a bright, open space in close proximity to Hackney, Stratford, and the Bow area.

SUMMARY

- Communal Amenities (Photography Studio, Meeting Rooms, Kitchenette, Meeting Pods)
- Great Ceiling Height
- Great Natural Light
- Access Controlled Entry System
- High Speed WiFi
- 24/7 Access
- Goods Lift
- On-site Parking
- CCTV








LOCATION

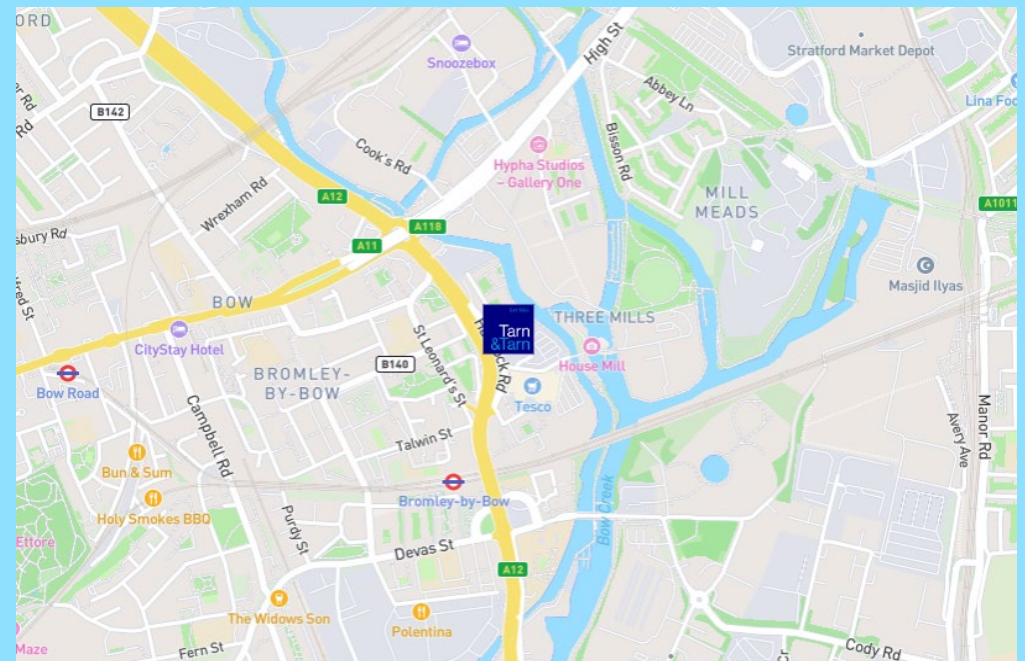
THE AREA

The property is situated on Hancock Road, a well-connected area in East London near Stratford High Street. It benefits from excellent transport links, with Bromley-by-Bow Underground Station (District and Hammersmith & City Lines) just a short walk away, and Stratford Station providing extensive rail connections, including national rail, Overground, DLR, and Underground services. The area is also served by several bus routes. Positioned directly on the A12, the location offers excellent road connectivity and is in close proximity to Hackney Wick. Surrounded by a vibrant mix of commercial, residential, and leisure spaces, the area also features a variety of shops, cafés, and green spaces nearby.



TRANSPORT

-  Bromley-by-Bow (5-minute walk) – **Hammersmith & City**, **District Line**
-  Devons Road (14-minute walk) – **DLR Line**
-  Bow Road (15-minute walk) – **Hammersmith & City**, **District Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£ PSF)	TOTAL MONTH	TOTAL YEAR
1 ST FLOOR	1,808					
TOTAL	1,808	£25	£2.50	£8.90	£5,484.57	£65,814.80 PA

TERMS

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

BUILDING INSURANCE

Current Cost : TBC

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.