

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### TO LET

**Omega Works**  
**131 Chimney Parade**  
**4 Roach Road**  
**London E3 2GY**

Self-contained ground floor class E unit  
of 854 sq. ft. (Approx. N.I.A.)

#### LOCATION

This well presented ground floor class E unit is ideal for office/retail uses which form part of a prominent mixed use development including a mixture of residential and commercial occupiers. The development is located next to the Monier Road Bridge which offers access for pedestrians and vehicles. The bridge crosses the Lee Navigation Canal which links Hackney Wick (Fish Island) to the Queen Elizabeth Olympic Park. Hackney Wick (Fish Island) has been transformed over the past few years with a number of mixed use buildings which has established the area as an extension of Stratford with a large number of Technology and E-Commerce companies moving into the area. Hackney Wick Overground Station is approx. 6 minute walk away and is only one stop away from and to Stratford Station (Mainline and the Central Line Underground).

#### DESCRIPTION

This self-contained ground floor B1 office/retail unit offer extensive views overlooking the River Lea Navigation Canal which is accessed via its own entrances off a paved area fronting Monier Road with its pedestrian/vehicle bridge. The unit offer an attractive features including industrial steel exposed ceilings, LED light fittings and new flooring, and newly refurbished toilet and kitchen. The structural floor to underside of the ceiling is approximately 3 meters. There is the opportunity to rent a car parking space by separate negotiations.



[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 7860 451064

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies. E&OE.

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### ACCOMMODATION

Unit 131 854 sq. ft. - 79.33 m2

Floor areas have been measured as N.I.A (approximate).

### ASKING RENT

£18,000 per annum exclusive per unit.

### SERVICE CHARGE

The current service charge is running at £4,200.00 per annum per unit which includes the annual building insurance premium.

### BUSINESS RATES

The current business rates payable is approximate £12,000.00 per annum.

Interested parties should contact the London Borough of Tower Hamlets on 020 7364 5009.

### LEGAL COSTS

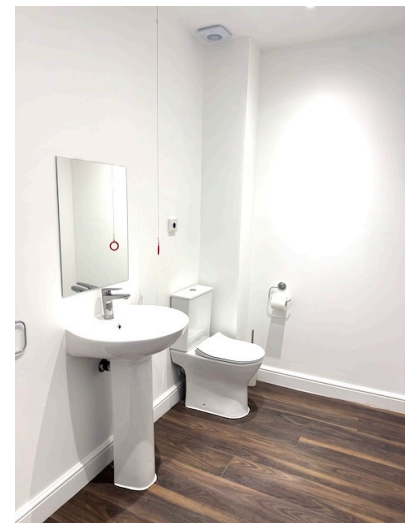
Each party to bear their own costs.

### ENERGY PERFORMANCE CERTIFICATE

The EPC rating is 95 - D

### VIEWING

Please contact: Brian Croker  
Telephone: 020 7293 0564  
Mobile: 07860 451064  
Email: brian@briancroker.com



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