

AVAILABLE TO LET NEW CONTEMPORARY BUSINESS CENTRE

MIRROR WORKS, 12 MARSHGATE LANE, LONDON, E15 2NH
A RANGE OF SELF-CONTAINED OFFICE SUITES FROM 869-2,144 SQ FT (80.73-199.18 SQ M), SMALLER UNITS ALSO AVAILABLE RANGING FROM 182 SQ FT TO 790 SQ FT

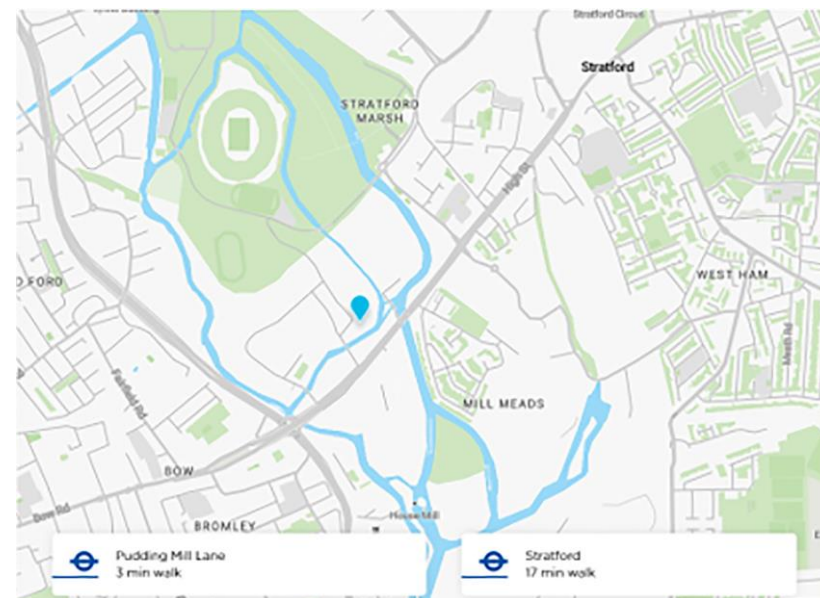


LOCATION

Mirror Works is a brand new contemporary business centre offering state-of-the-art office suites in one of the fastest-growing business communities in the capital.

Already home to hundreds of local restaurants, residential developments, retail space and workplaces, many exciting businesses are relocating to E15, continuing to transform the area.

Mirror Works is a 2 minute walk from Pudding Mill Lane DLR station, connecting you to Stratford in 2 stops. Benefit from connectivity throughout London, Sugar House Island's growing community, Westfield Stratford Shopping Centre, Here East innovation and technology centre and nearby retail and leisure occupiers in Hackney Wick.



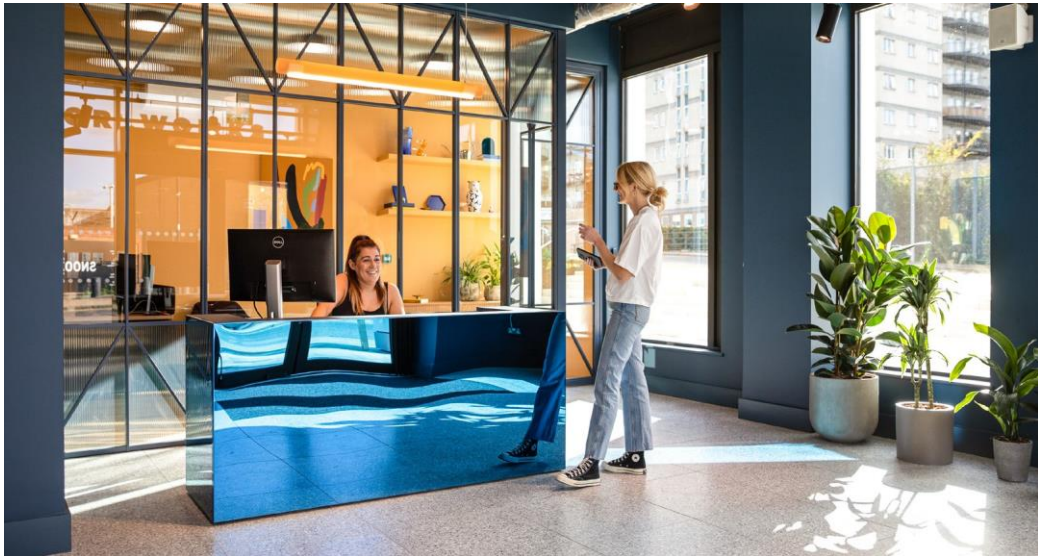
DESCRIPTION

This stylish new centre is the newest opening by Workspace, who own over 60 business centres in London and are one of the leading providers of flexible office space in the capital.

- Amenities
- 24 Hour access
- On site reception and centre management team
- Shower facilities
- Tea points
- Cycle store and drying room
- Bookable meeting rooms
- Excellent communal space and co-working areas
- Telephone booths
- On site café
- 2 passenger lifts
- External terraces and landscaped courtyard
- Views of the canal and Queen Elizabeth Olympic Park
- Floor to ceiling windows - fantastic natural light
- Air conditioning
- Wooden flooring
- Super-fast broadband
- Wi-Fi



GALLERY



GALLERY



AVAILABILITY SCHEDULE

| Unit | Size (Sq Ft) | Rent per calendar month all inclusive | Availability |
|------|--------------|--|--------------|
| G04 | 829 | £2,280 | Now |
| 103 | 874 | £2,490 | Now |
| 111 | 518 | £1,510 | Under Offer |
| 112 | 710 | £2,080 | Now |
| 115 | 788 | £2,170 | Now |
| 119 | 758 | £2,160 | Now |
| 217b | 253 | £870 | Oct 2023 |
| 203 | 893 | £2,610 | Now |
| 207 | 540 | £1,580 | Under Offer |
| 212 | 715 | £2,090 | Now |
| 215 | 789 | £2,180 | Now |
| 218 | 318 | £1,090 | Sep 2023 |

*This is on the basis that the tenant takes a 2 year lease with no breaks.

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|----------------------|---|
| BUILDING TYPE | B1 (Offices/Studios). |
| VAT | This property is elected for VAT. |
| TERMS | A short form tenancy agreement for 2 years with a rolling tenant only break clause throughout subject to 6 months notice. Leases up to 5 years will be considered dependent on the unit of interest. The rent & service charge will come as one inclusive bill each month in advance, and will increase by 5% each year. |
| EPC | A22. |

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration purposes only and may depict items which are not included in the sale of the property.

VIEWINGS

By appointment with sole agents Strettons
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