



PER ANNUM

£36,000 Per Annum

Hancock Road

London, E3 3DA

LOCATION

Hancock Road (E3) sits in Bow, close to the A12 with strong transport access including nearby Bromley-by-Bow Underground. The area combines commercial and industrial premises alongside new urban development, offering practical office space with good connectivity to wider East London and the City. It's a mixed-use location with growing amenities and regeneration activity in the surrounding E3 district.

DESCRIPTION

Bright and airy 1st floor office space with high ceilings and dual aspects views looking over the canal. There is a mezzanine space and 2 separated rooms.

As part of the Make IT development you have full access to communal breakout areas, shared kitchen and W/C facilities as well use of the good lift.

UTILITIES

Estimated £452 per month

VAT

Rent payments are subject to VAT (Plus VAT)

ACCOMMODATION

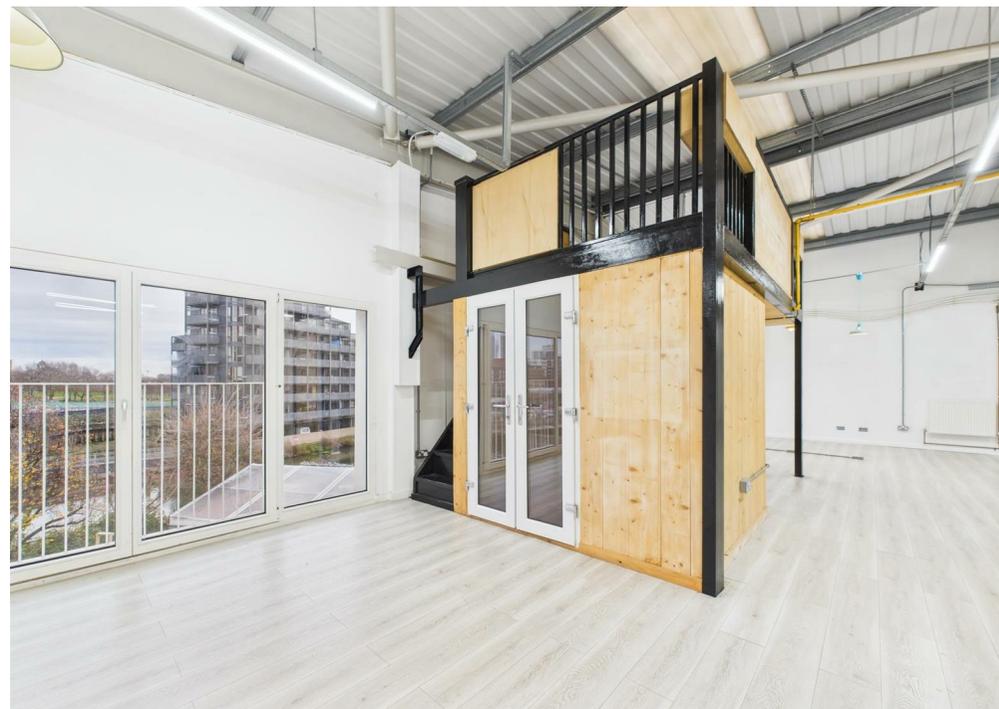
Gross Internal Area: 1808 square feet

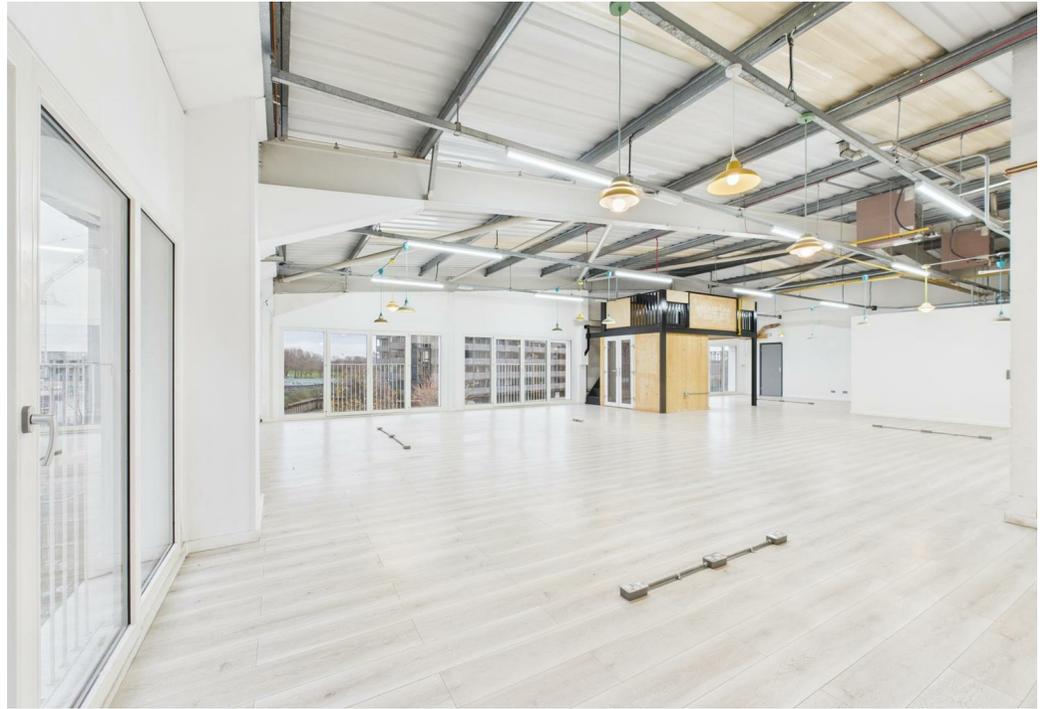
SERVICES

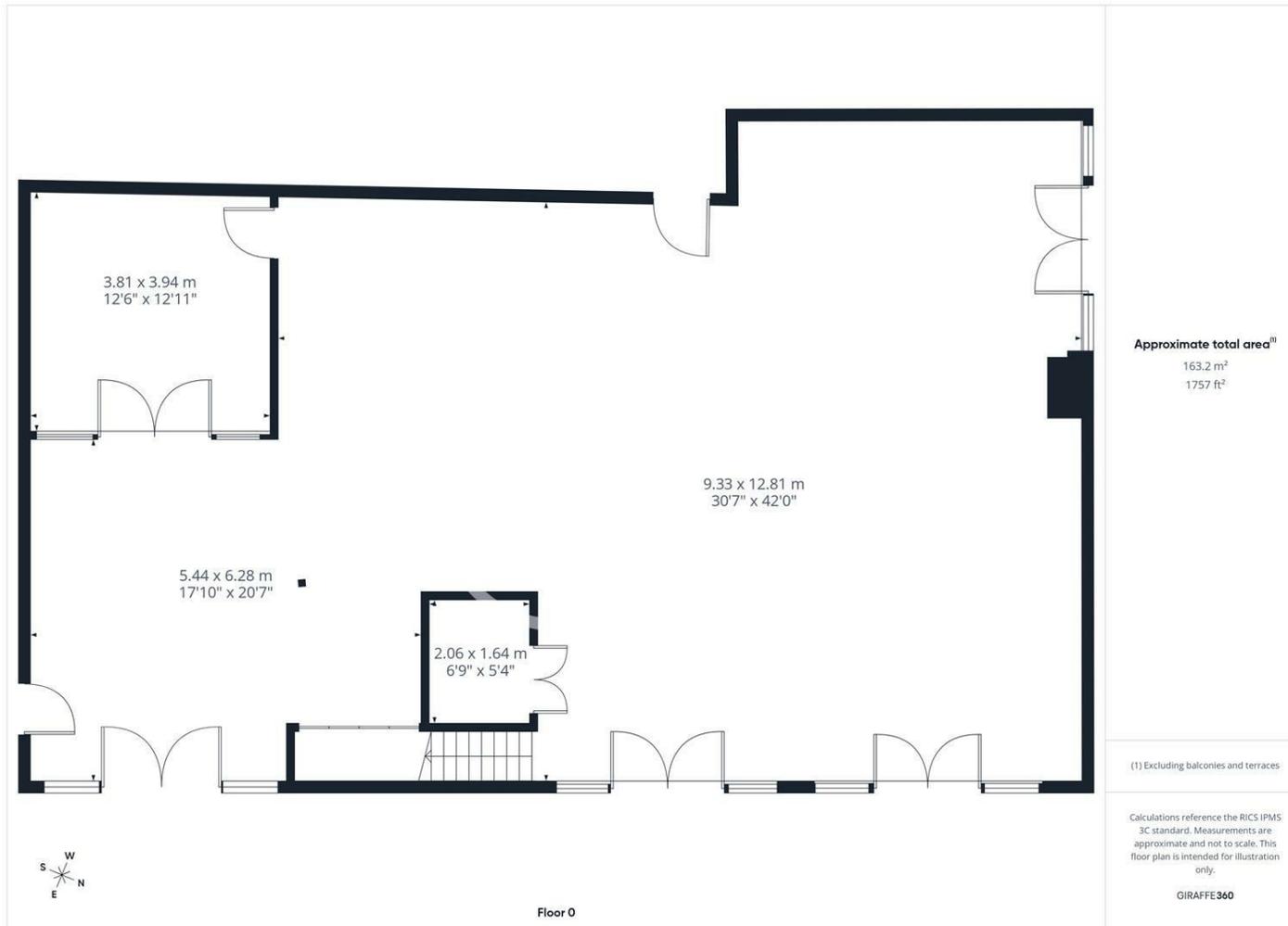
- High speed WIFI
- 24/7 Access
- Communal Amenities
- Great Natural Light
- CCTV
- WC Facility
- Goods Lift

TERMS

New Lease - Terms to be agreed







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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