



**UNIT 9, HERE EAST,  
QUEEN ELIZABETH  
OLYMPIC PARK,  
E20 3BS**

**OFFICE TO LET  
11,697 SQ FT**

**HIGHLIGHTS:**

- Plug & Play
- Range of Boardrooms, & Meeting Rooms
- Private Terrace
- Kitchen & Breakout Area
- Meditation Area
- Manned Reception Entrance
- Secure Bike Storage
- Shower & Locker Facilities
- Car Parking
- BREEAM 'Excellent'

**WE ARE OFFICES**

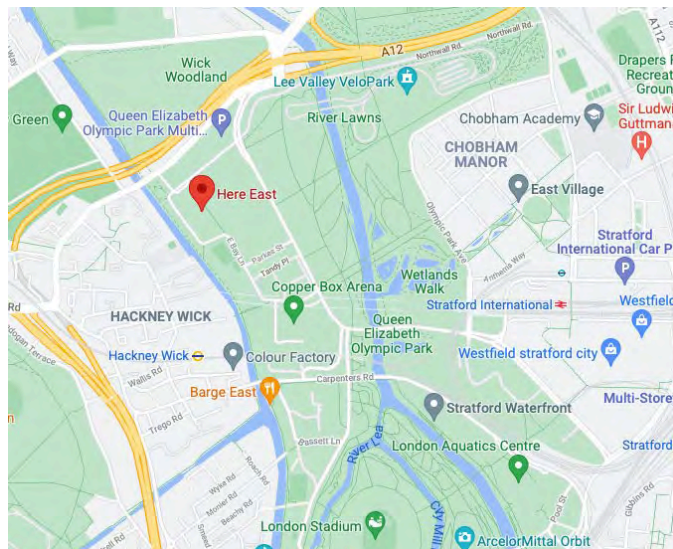
Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)

## LOCATION:



Here East occupies a unique, canal side position within the iconic Olympic Park and benefits from a range of new, independent restaurants and shops in the local area.

The Here East shuttle bus offers a free service and quickly connects occupiers with Stratford Station and Stratford International. Hackney Wick Station is also a 10 minute walk from the building.



## DESCRIPTION:



The office is available as a plug & play solution and comes fully fitted to a high specification with all the amenities needed to operate effectively. The space is spread between 2nd floor and mezzanine and benefits from high ceilings, exposed services and great levels of natural light from floor to ceiling windows.

There is a private terrace overlooking the park, as well as car parking, shower facilities and bike storage.

## TERMS:



Available by way of an assignment or flexible sublease until January 2028.

A new, longer lease is also available direct with the landlord.

## EPC:



The building has an EPC rating 'B'

## VIRTUAL TOUR:



[Click here to view virtual tour](#)

## FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	11,697	£45.00	£9.69	£10.30	£760,188	£63,349

## VIEWINGS

**Strictly through appointment by sole agents:**

George Marment

**Email:** [gpm@makingmoves.london](mailto:gpm@makingmoves.london)

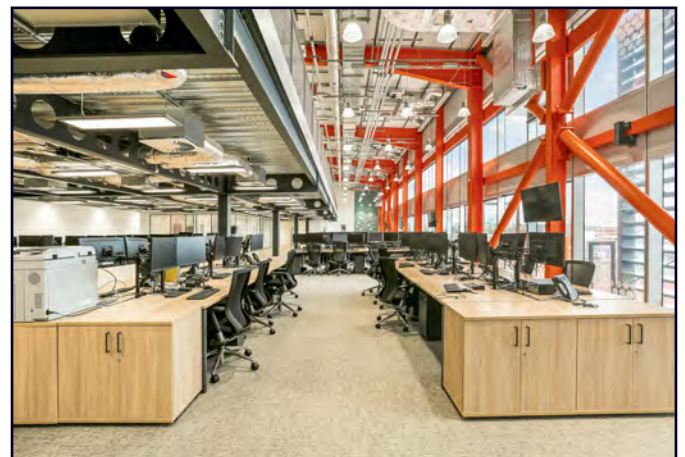
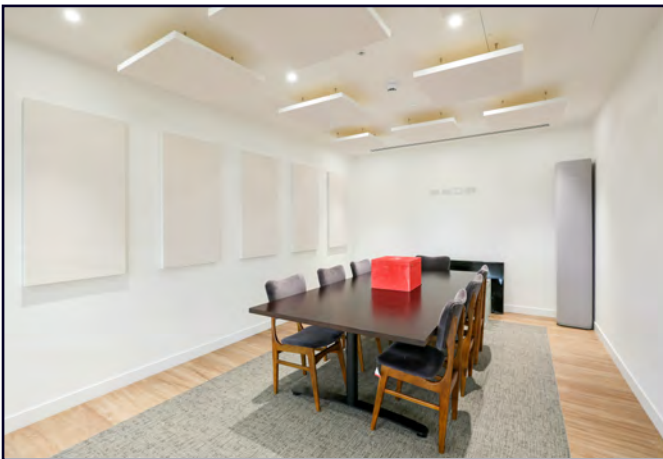
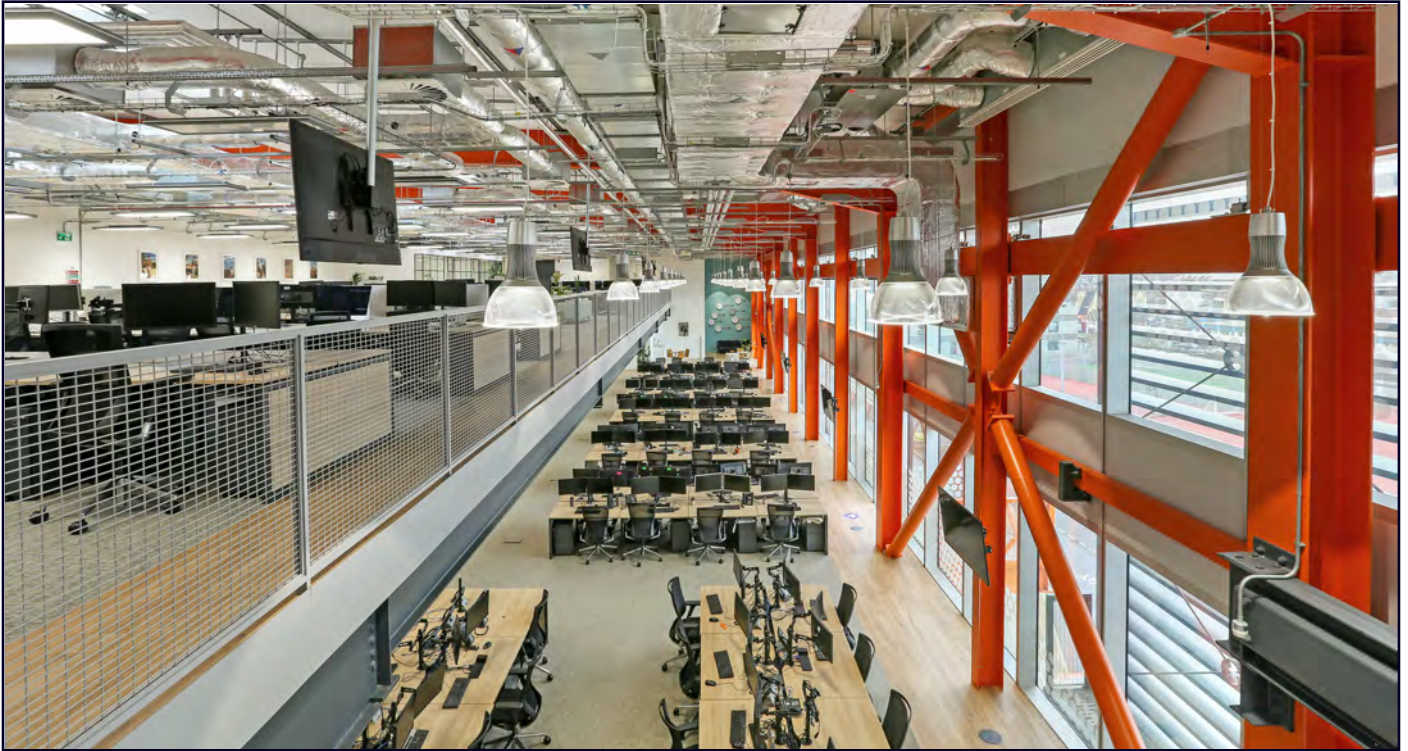
**Tel:** 07551 158799 or 020 3595 3121

Phil Snowden

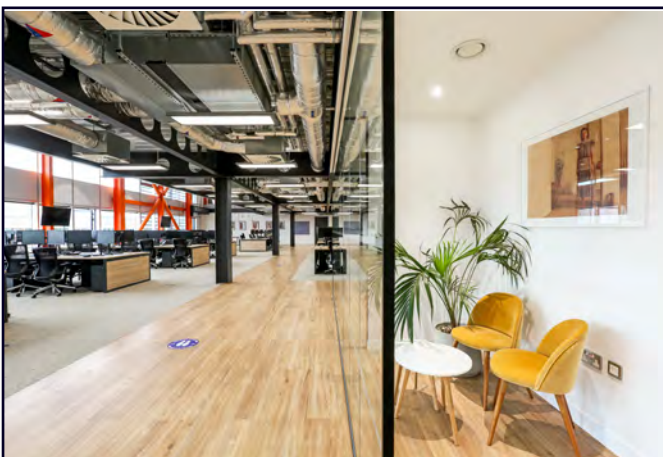
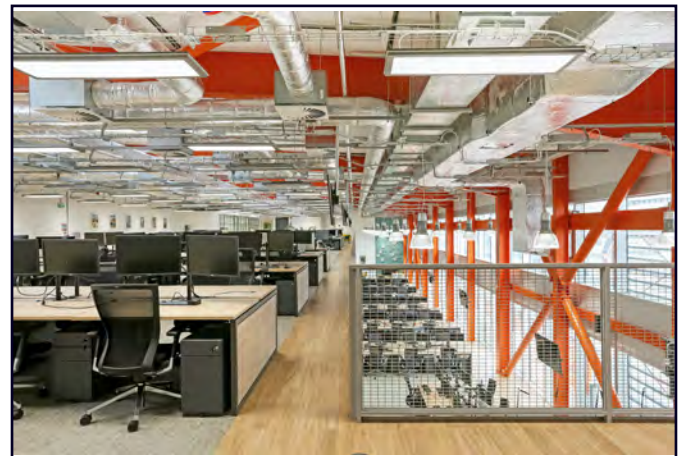
**Email:** [ps@makingmoves.london](mailto:ps@makingmoves.london)

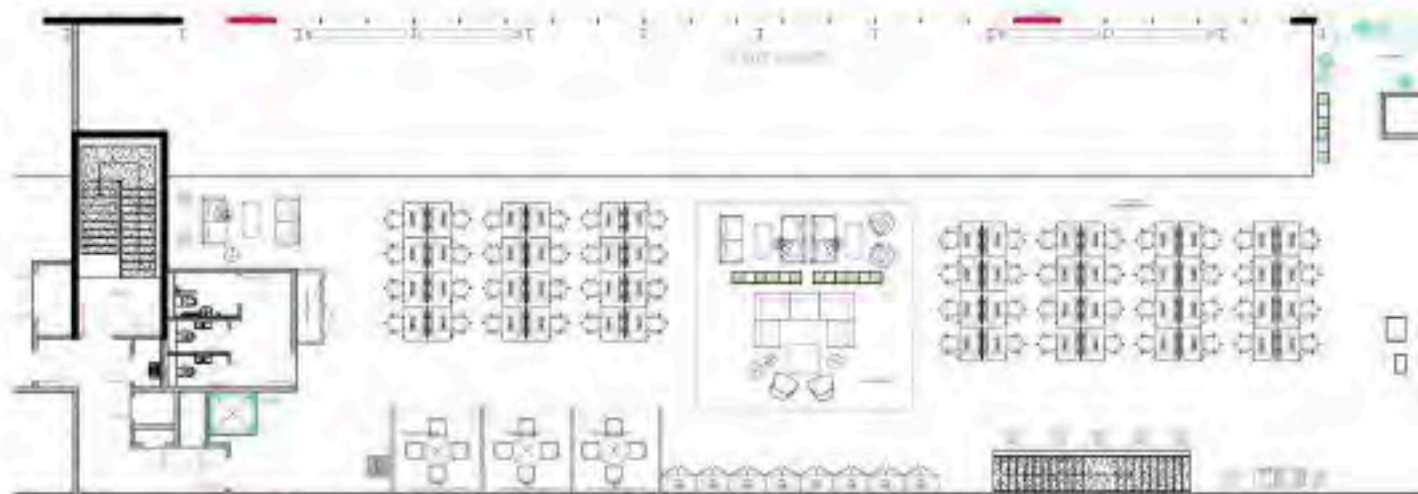
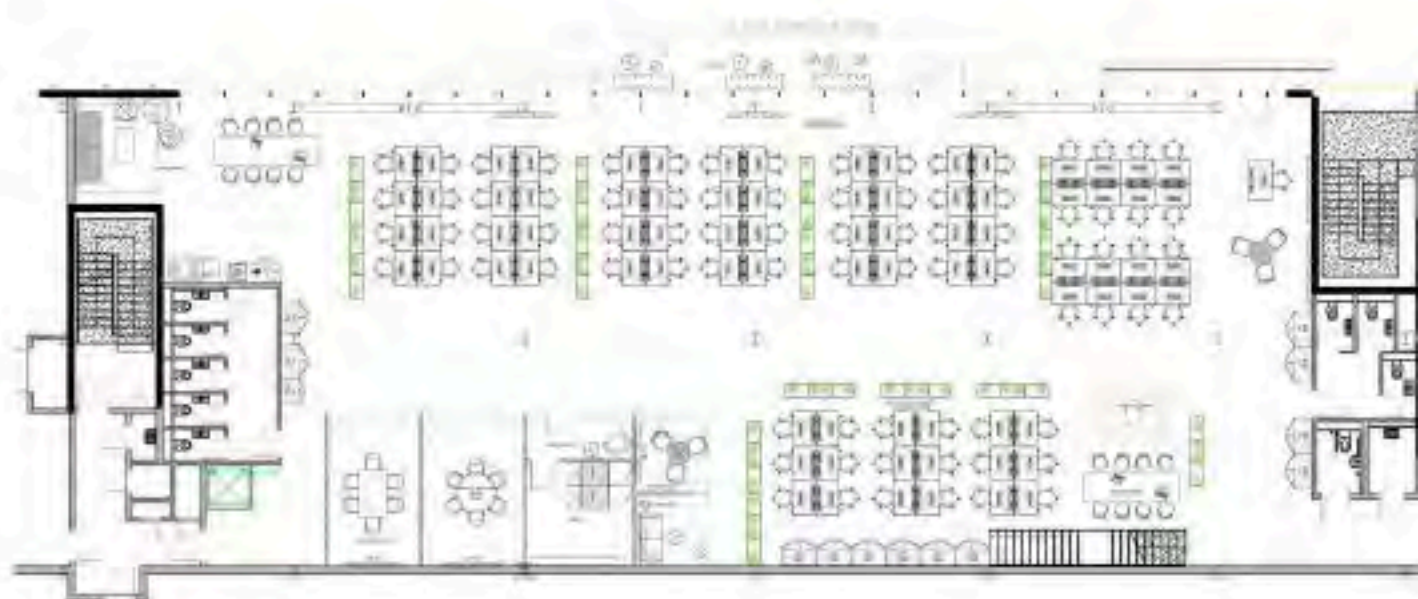
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