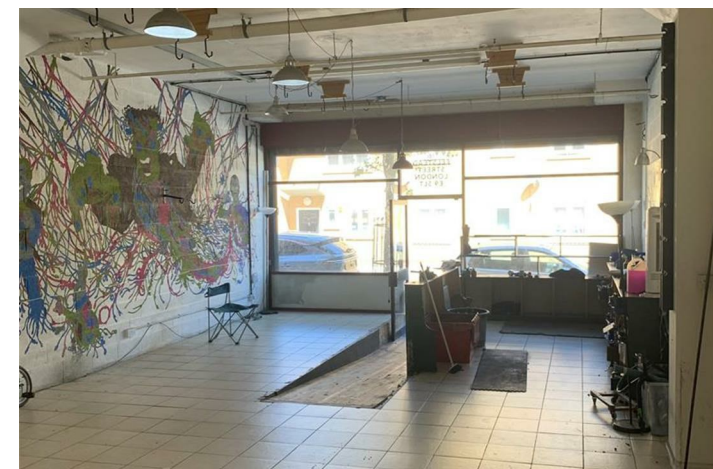




16 FELSTEAD STREET LONDON, E9 5LT

£27,000 PER ANNUM
TO LET

- Located in the heart of Hackney Wick, 0.2 miles from Hackney Wick Station
- Ground floor commercial unit measuring 1,121 square feet (104.1 square metres)
- Suitable for a range of uses
- Available with a new lease and no premium
- EPC - C

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Location

Felstead Road is located in the heart of Hackney Wick, one of East London's most vibrant neighbourhoods, having benefited from significant regeneration in recent years. It is home to a mix of independent cafés and restaurants, canalside bars, live music venues, shops, creative studios, and more, giving the area a unique community feel and cultural scene.

Hackney Wick is positioned on the River Lea, situated between Queen Elizabeth Olympic Park and Victoria Park, offering routes for walking and cycling, with access to ample green spaces.

The property is located 0.2 miles from Hackney Wick station (Mildmay line), providing direct links to Stratford, Highbury & Islington, and the wider London transport network. Stratford International and Stratford station are also easily accessible, offering Underground, DLR, and national rail services. The area is well served by buses.

Please note all distances given are approximate only.

Description

Ground floor commercial unit measuring 1,121 square feet (104.1 square metres). The unit was previously used as a bike shop. Subject to obtaining appropriate consents, it would be suitable for a range of uses.

Please note that the sizes given are approximate only and sizes have been obtained from HMRC. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2026 Rateable Value: £18,500

UBR (2026/27): 38.2p/£

Rates Payable: £7,067.00

These figures have been provided by HMRC and have been calculated using the retail, hospitality, and leisure small business multiplier. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Hackney business rates department.

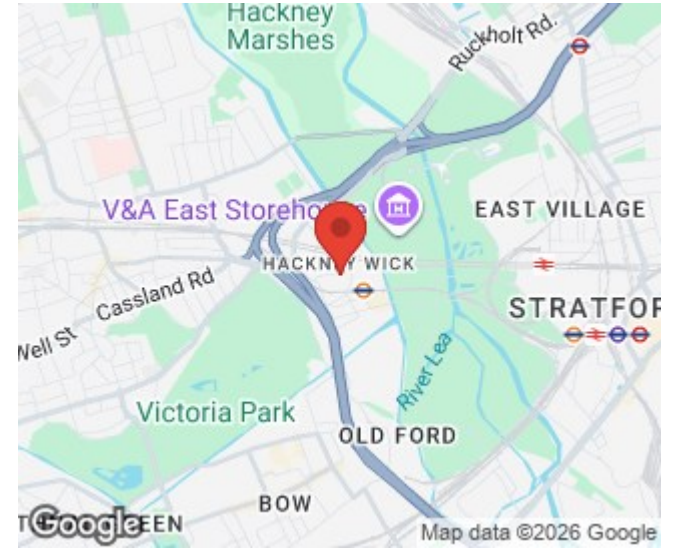
Terms

The property is available with a new lease at £27,000 per annum exclusive. The lease will be for a maximum term of 5 years and will be outside the security of tenure provisions of the 1954 Landlord and Tenant Act.

All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



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