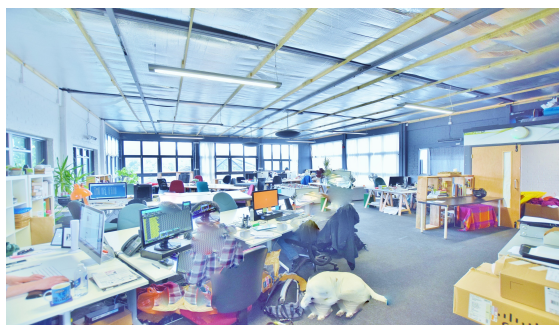
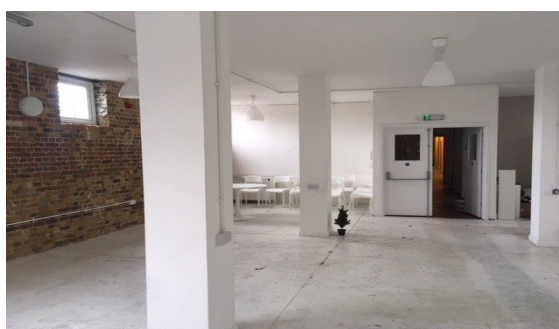
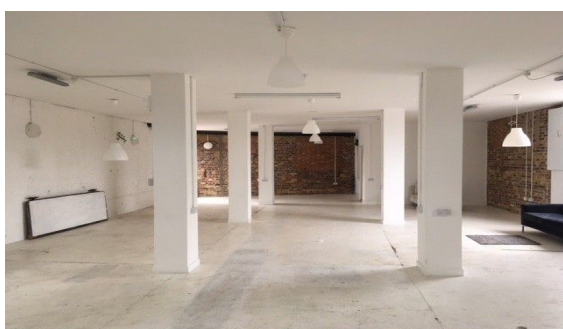




## THE OFFICE

The Workplace Company has 2 suites available within Swan Wharf, a beautiful warehouse conversion located in Hackney Wick. A stunning 1st floor accommodation with period features and polished concrete flooring, and a highly desirable penthouse office suite with a private terrace, demised WCs and great views overlooking the Olympic stadium. The rent is inclusive of business rates, service charge and internet connectivity.



# AVAILABILITY

Flexible lease terms up to 12 months available.

## SPECIFICATION

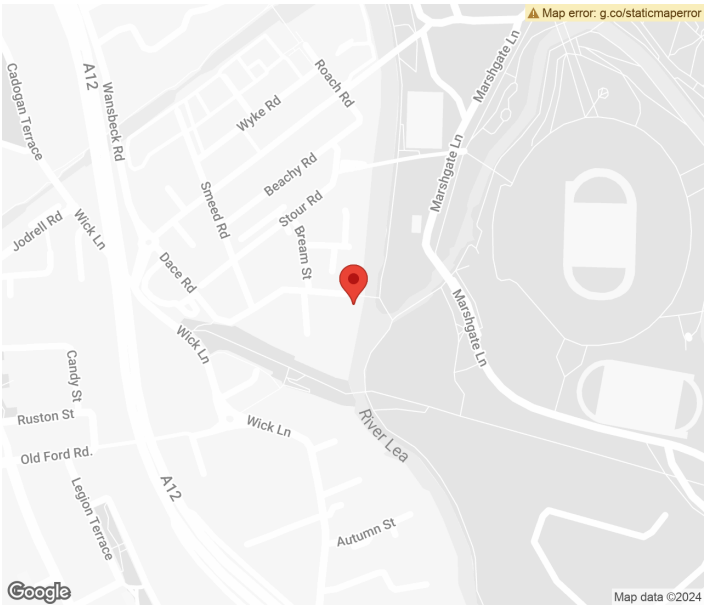
- Excellent natural light
- Integrated heating system
- Period features
- Generous floor to ceiling height
- Kitchenette
- Car parking available by separate arrangement
- On-site bar/bistro
- 24 hour access

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	157.93	1,700	£19.06	INCL.	INCL.	£32,400.00	Available
3rd	163.41	1,957	£25.02	INCL.	INCL.	£48,960.00	Available

# LOCATION

The building is located in Hackney Wick, and is surrounded by bars, cafes, restaurants and art galleries.



## COMMUNICATION

The nearest transport link is Hackney Wick overground station, which provides good access to Central London as well as to Stratford International. Pudding Mill Lane (DLR) station is also within walking distance.

## WALKING TIMES

From the building

- |                   |            |
|-------------------|------------|
| Hackney Wick      | 10 Minutes |
| Pudding Mill Lane | 10 Minutes |

**CONTACT**  
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**020 7993 8075**

**[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)**



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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