



98 Clarence Road

London, E5 8HB

Ground Floor 880 sq. ft. studio To Rent in Lower Clapton.

880 sq ft

(81.75 sq m)

- Up to 75% Business Rates Relief
- Self-Contained
- Great Transport Links
- Lower Clapton Area
- Private Office or Meeting Room
- Excellent Natural Light
- Open Plan Layout
- Secure Communal Courtyard
- High Ceilings

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Summary

Available Size	880 sq ft
Rent	£34,000.00 per annum
Business Rates	N/A
Service Charge	£5,400 per annum Building Insurance & Utility Bills Included
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

This 880 sq ft ground floor open-plan studio space with a 500 sq ft communal courtyard is suitable for a variety of commercial uses. It has a contemporary industrial feel, with exposed brickwork and steel pillars, and large warehouse-style full-height doors which open to an attractive landscaped garden. An additional meeting room or private office with a glazed door to the garden.

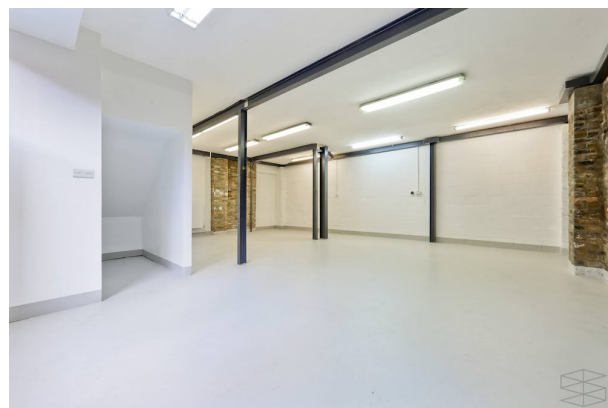
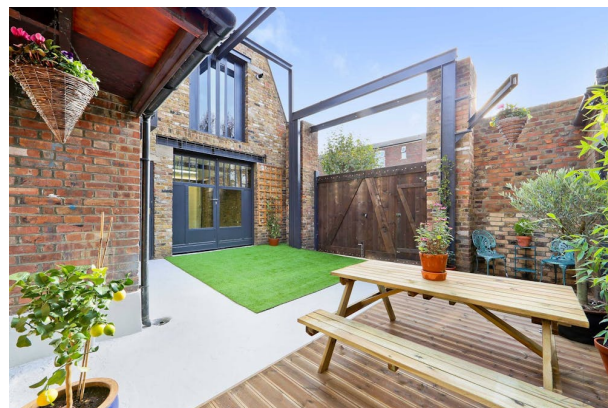
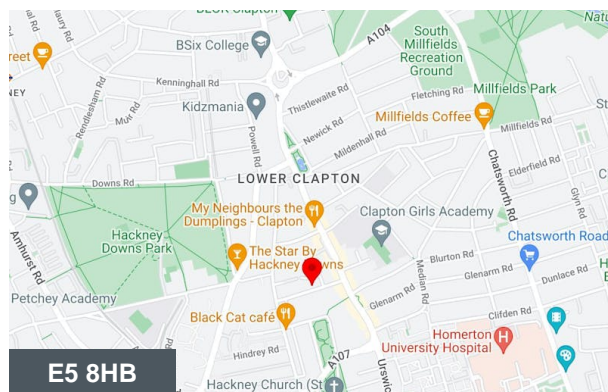
Location

This unique commercial space is located in Lower Clapton, just a couple of minutes walk from the green space of Hackney Downs and about half a mile from the Overground stations at Hackney Downs and Hackney Central. The surrounding area is home to an increasing number of independent shops, restaurants and coffee shops, notably in nearby Chatsworth Road and the pedestrianised Narrow Way. It also benefits from easy access to all the amenities of nearby central Hackney.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total year	Availability
Ground	880	81.75	£34,000 /annum	n/a	£5,400 /annum	£39,400	Available
Total	880	81.75				£39,400	



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

