fyfe mcdade

To Let



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

East Central – 020 7613 4044 West Central – 020 7837 2022

www.fyfemcdade.com

98 Clarence Road, London, E5 8HB

Summary

| Available Size | 880 sq ft | | | | | |
|----------------|--|--|--|--|--|--|
| Rent | £29,500 per annum Guide Price | | | | | |
| 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 | £29,500 /annum | n/a | £5,400 /annum | £34,900 | Available |
| Total | 880 | 81.75 | | | | £34,900 | |







Viewing & Further Information



George Sarantis 020 7613 4044 | 0731 1077 549 george@fyfemcdade.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 19/06/2024

