



98 Clarence Road

London, E5 8HB

**Ground Floor 880 sq. ft.
Studio To Rent in Lower
Clapton.**

880 sq ft
(81.75 sq m)

- Great Transport Links
- Private Office or Meeting Room
- Lower Clapton Area
- Excellent Natural Light
- Open Plan Layout
- Secure Communal Courtyard
- High Ceilings

98 Clarence Road, London, E5 8HB

Summary

Available Size	880 sq ft
Rent	£27,000 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.

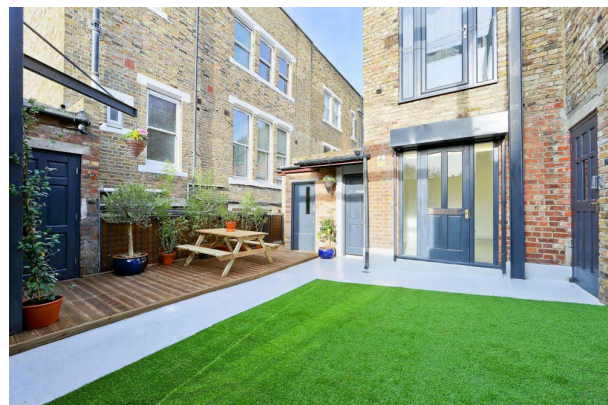
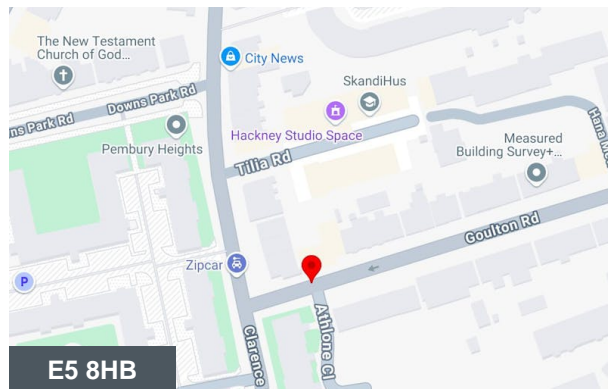
Location

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	£27,000 /annum	n/a	£5,400 /annum	£32,400	Available
Total	880	81.75				£32,400	



Viewing & Further Information



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Energy performance certificate (EPC)

Rear of 98 Clarence Road Hackney E5 8HB	Energy rating	Valid until: 1 April 2034
	C	Certificate number: 3228-8549-3698-6271-5695

Property type	Offices and Workshop Businesses
Total floor area	126 square metres

Rules on letting this property

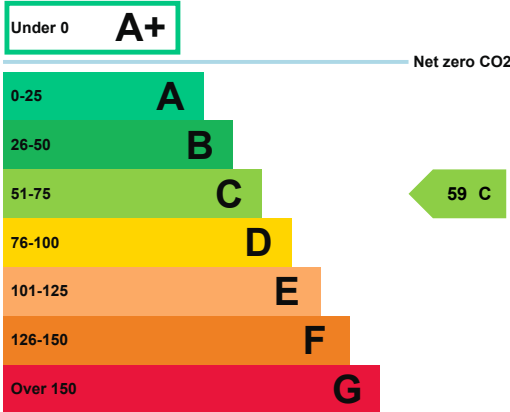
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	59 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	20.14
Primary energy use (kWh/m ² per year)	136

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5219-5640-1126-7570-2860\)](/energy-certificate/5219-5640-1126-7570-2860).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Laurence Powell
Telephone	02036334834
Email	info@londonenergysurveys.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/011531
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Commercial EPC Quote
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 March 2024
Date of certificate	2 April 2024

