

# 6 Durham Yard, Bethnal Green, London, E2 6QF

## **TO LET**

Office

1,383 sq ft / 128.5 sq m

£37,500 per annum

# Self-Contained Commercial Unit Within a Courtyard Development, Bethnal Green.



- Self-contained with private access
- Private shower and cycle storage
- Courtyard setting
- Secure entrance from Durham Yard
- Excellent natural light
- Character exposed brickwork and wood flooring Suitable for a range of commercial uses



## Description

The unit benefits from its own secure entrance from Durham Yard. The accommodation is split between Ground Floor and Lower Ground floors with a feature steel staircase linking the two floors. The Ground Floor provides a Disabled Toilet with additional high level storage. The Lower Ground Floor provides a shower, additional toilet and kitchen.

## Location

This popular mixed-use area is close to Brick Lane, Shoreditch, Columbia Road and Broadway Market and London Fields. The unit's entrance is in the 'Durham Yard' cluster of creative businesses. Cambridge Heath Station and Bethnal Green Tube Station (Central Line) are both with a short walk away and the area is also well-served by numerous bus routes on Bethnal Green Road and Hackney Road.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	555	51.6	-	n/a	n/a	£0	Available
Lower Ground	828	76.9	-	n/a	n/a	£0	Available
Unit - Total	1,383	128.5	£37,500.00 per annum	£15,344.25 /annum	£3,375 /annum	£4,684.94	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583037559  
tom.schwier@strettons.co.uk

Luke Marioni  
07811651752  
luke.marioni@strettons.co.uk



**Further Information**  
[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 19/03/2024