

# 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	51.56	-	n/a	n/a	-	Available
Lower Ground	828	76.92	-	n/a	n/a	-	Available
Unit - Total	1,383	128.48	£37,500 /annum	£15,344.25 /annum	£3,375 /annum	£4,684.94	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

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