

Ground Floor & Basement

6D Sheep Lane, London, E8 4QS

Self-Contained 2,219 sq ft
Class E Space To Let close
to Broadway Market.

2,316 sq ft
(215.16 sq m)

- Private Terrace
- Nearby Broadway Market & Regent's Canal
- High Ceilings
- Warehouse Style
- Class E Use
- Self-Contained
- Open-plan Layout
- Available Immediately

Ground Floor & Basement, 6D Sheep Lane, London, E8 4QS

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 2,316 sq ft |
| Rent | £48,000 per annum |
| Rates Payable | £19,086.75 per annum |
| Rateable Value | £38,250 |
| Service Charge | TBC |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B (46) |

Description

2,219 sq ft ground floor and basement, self-contained commercial space available in a sought-after location, within walking distance from Broadway Market in the London Fields neighborhood of Hackney.

Offering high ceilings, street presence and a private terrace the space is adaptable for a range of leisure or office uses. Ideal for businesses seeking a creative, dynamic setting. The space is mainly open-plan, and can be opened up further with the removal of non-structural walls.

Location

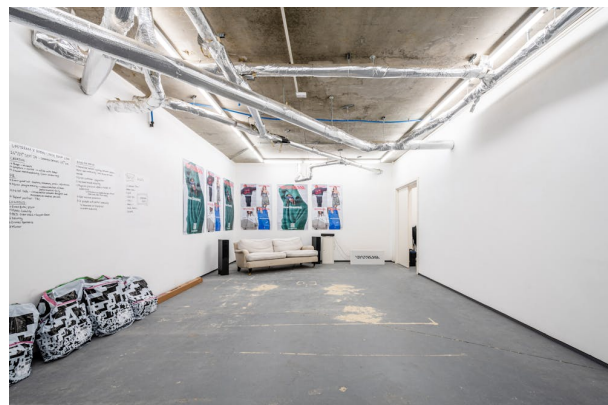
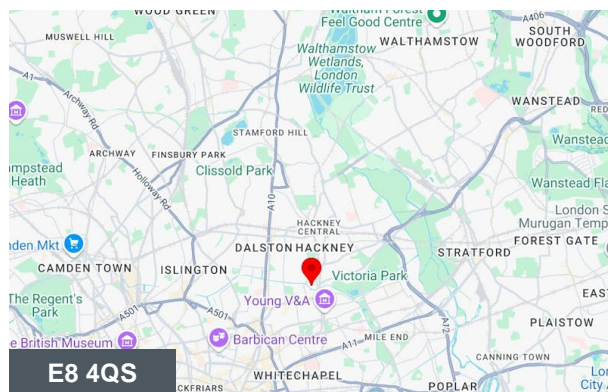
Located near Regent's Canal, this commercial space is in the heart of Hackney, just a short walk from Broadway Market and London Fields. Surrounded by popular businesses like Climpson & Sons, E5 Bakehouse, and Netil Market, the area is bustling with independent cafes, restaurants, and creative studios.

London Fields Overground Station: Approximately a 7-minute walk (0.3 miles), providing direct services to Liverpool Street and connections across London. Nearby bus routes, including the 26, 48, and 55, offer regular services to central and east London. These transport options make the property easily accessible for commuters and clients alike.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------------------|--------------|---------------|--------------|
| Unit - Ground & Basement | 2,316 | 215.16 | Available |
| Total | 2,316 | 215.16 | |

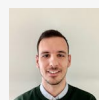


Viewing & Further Information



Quba Medford

020 7613 4044 | 07912883110
quba@fyfemcdade.com



George Sarantis

020 7613 4044 | 07311077 549
george@fyfemcdade.com

Energy performance certificate (EPC)

| | | |
|------------------------------------------------------------|---------------|-----------------------------------------------------|
| Unit 6d Crystal Court Sheep Lane LONDON E8 4QS | Energy rating | Valid until: 7 August 2027 |
| | B | Certificate number: 9639-3013-0231-0300-1491 |

| | |
|------------------|----------------------------------------------------------------------|
| Property type | D1 Non-residential Institutions - Libraries Museums and Galleries |
| Total floor area | 225 square metres |

Rules on letting this property

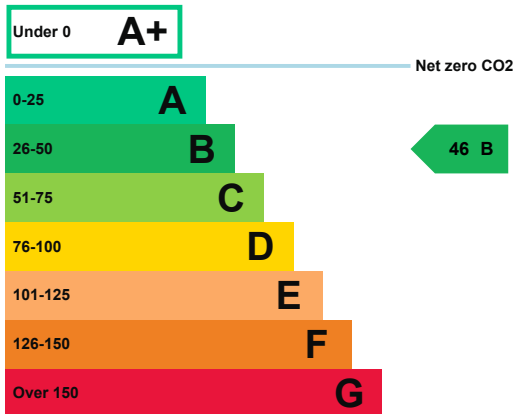
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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 | 32 B |
| If typical of the existing stock | 95 D |

Breakdown of this property's energy performance

| | |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 48.37 |
| Primary energy use (kWh/m ² per year) | 286 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0160-0343-3219-9193-4002\)](/energy-certificate/0160-0343-3219-9193-4002).

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 | Mr Terry Tsakistras, DipNDEA, DipNDEA(Scotland), DipDEC, DipGDNDA, BOHS P402. |
| Telephone | 07808292535 |
| Email | terry@tagepc.co.uk |

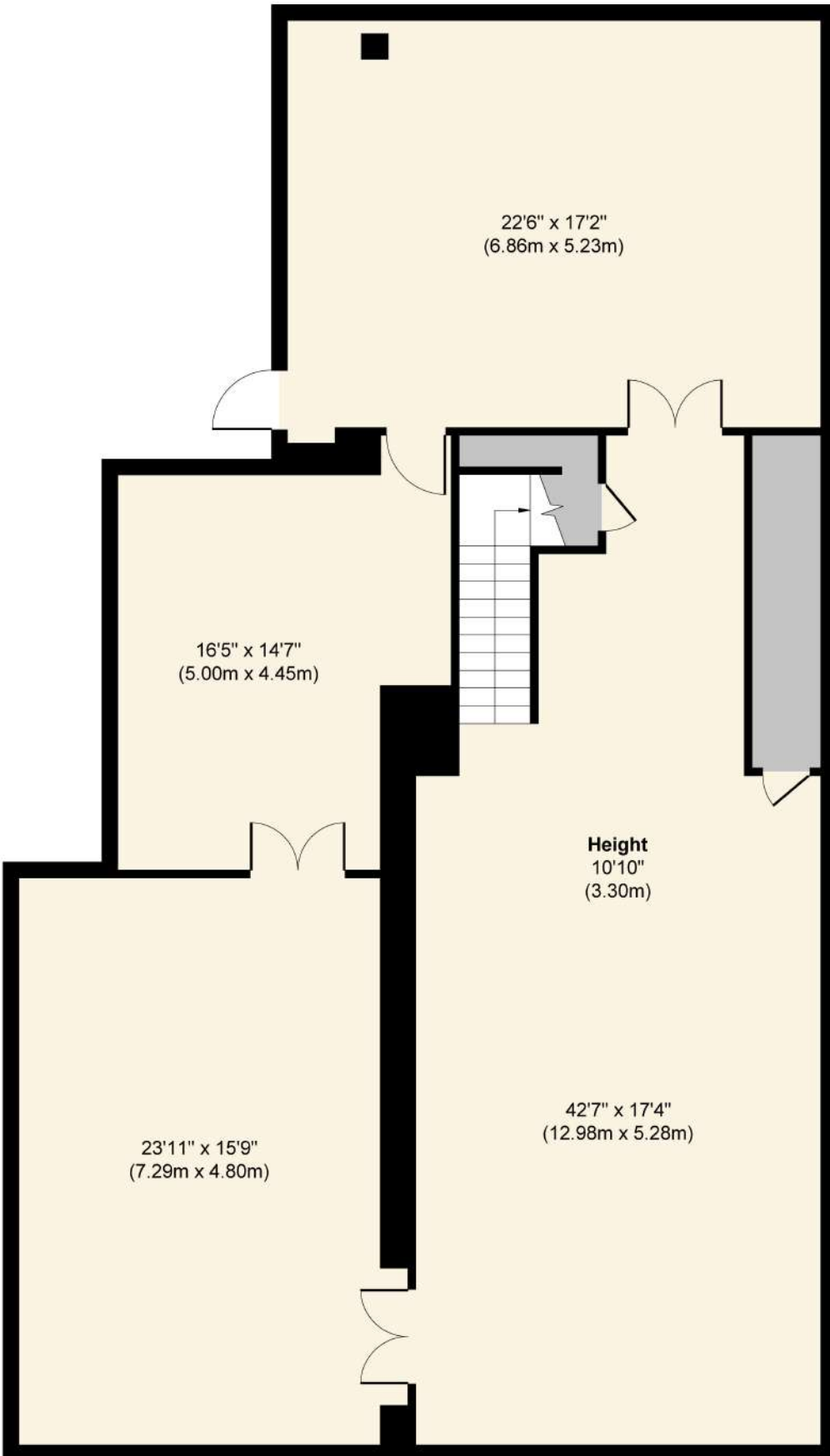
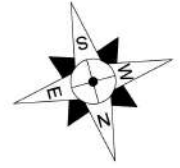
Contacting the accreditation scheme

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

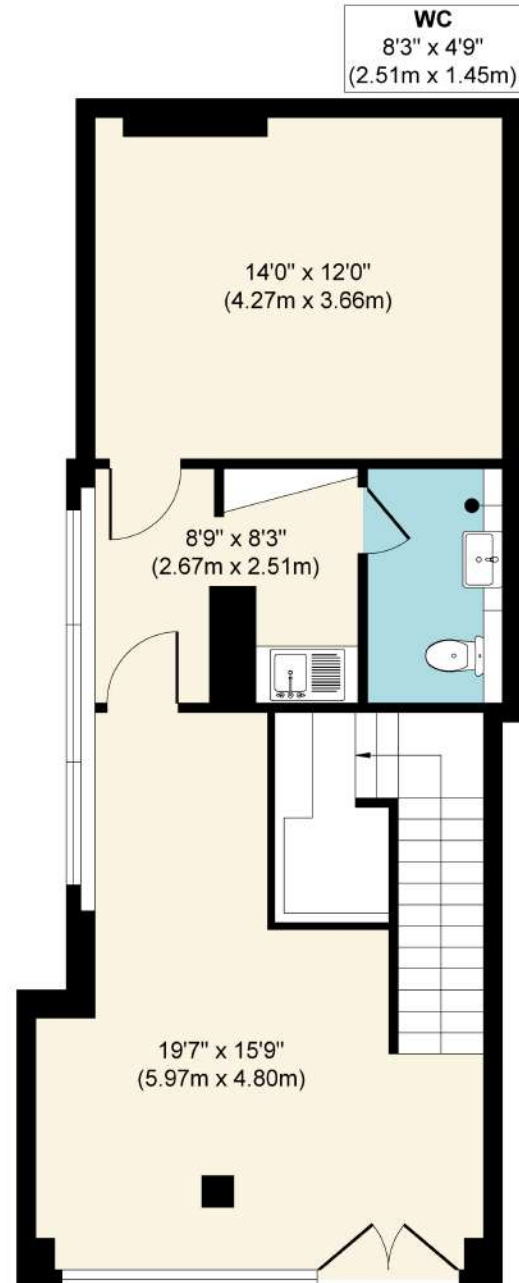
| | |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO002091 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------------------------------------------|
| Employer | Trinity Alexander Group |
| Employer address | Head Office 34 Westow Hill London SE19 1RX |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 19 July 2017 |
| Date of certificate | 8 August 2017 |



Basement
Approximate Floor Area
1744 sq. ft
(162.02 sq. m)



Ground Floor
Approximate Floor Area
572 sq. ft
(53.14 sq. m)

Approx. Gross Internal Floor Area 2316 sq. ft / 215.16 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property