



Unit 1, Digbyland Studios, 67-69 Digby Road, London, E9 6HX

A striking open-plan commercial space set within a characterful warehouse-style building in the heart of Hackney.

- Creative Studio with Character in the Heart of Hackney
- Spacious Open-Plan Layout with Excellent Natural Light
- Versatile Commercial Space – Ideal for Creative or Office Use
- Potential for Residential Conversion (STP)

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,404 sq ft
Price	£650,000
Business Rates	The property is currently removed from the rating list but is subject to council tax
VAT	Not applicable
EPC Rating	D (66)

Description

This unique ground floor studio provides an open-plan environment with high ceilings, large windows, and a blend of industrial and contemporary features. The space benefits from excellent natural light throughout and timber flooring, creating an adaptable setting suitable for a range of creative, studio, or office uses.

Currently arranged as a bright, flexible workspace with partitioned areas, kitchenette, and WCs, the property has a warm and informal feel ideal for occupiers within the creative sectors. The open layout also lends itself to future reconfiguration, and subject to obtaining the necessary planning consents, the premises could be considered for conversion to residential use.

Externally, the property enjoys a private courtyard setting with 1 on-site parking space, accessed via a gated entrance from Digby Road.

Location

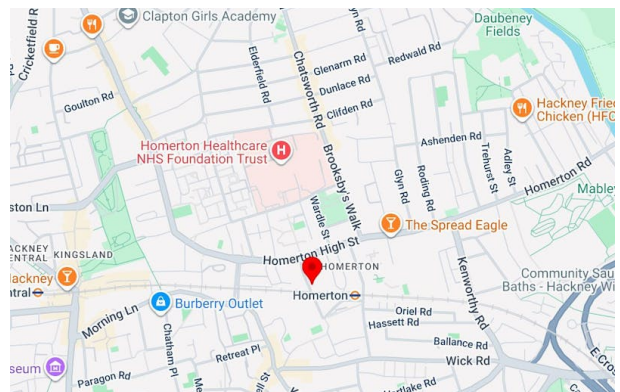
Digbyland Studios is located just off Digby Road, within walking distance of Homerton Overground Station, providing fast connections to Stratford, Highbury & Islington, and the wider London network. The property sits in a sought-after pocket of Hackney, moments from Chatsworth Road, Hackney Central, and Victoria Park Village, all offering an excellent range of cafés, bars, and independent shops.

The location benefits from easy access to Mare Street and Morning Lane, connecting directly to central London and the City. The area's creative reputation and strong transport links make this an attractive base for both occupiers and investors.

Tenure & Legal Costs

The sale of a 125 year long leasehold from February 2004.

Each party to bear their own legal costs in the transaction with the purchaser required to provide an undertaking on abortive costs should they withdraw from the transaction after having agreed heads of terms.



Viewing & Further Information

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